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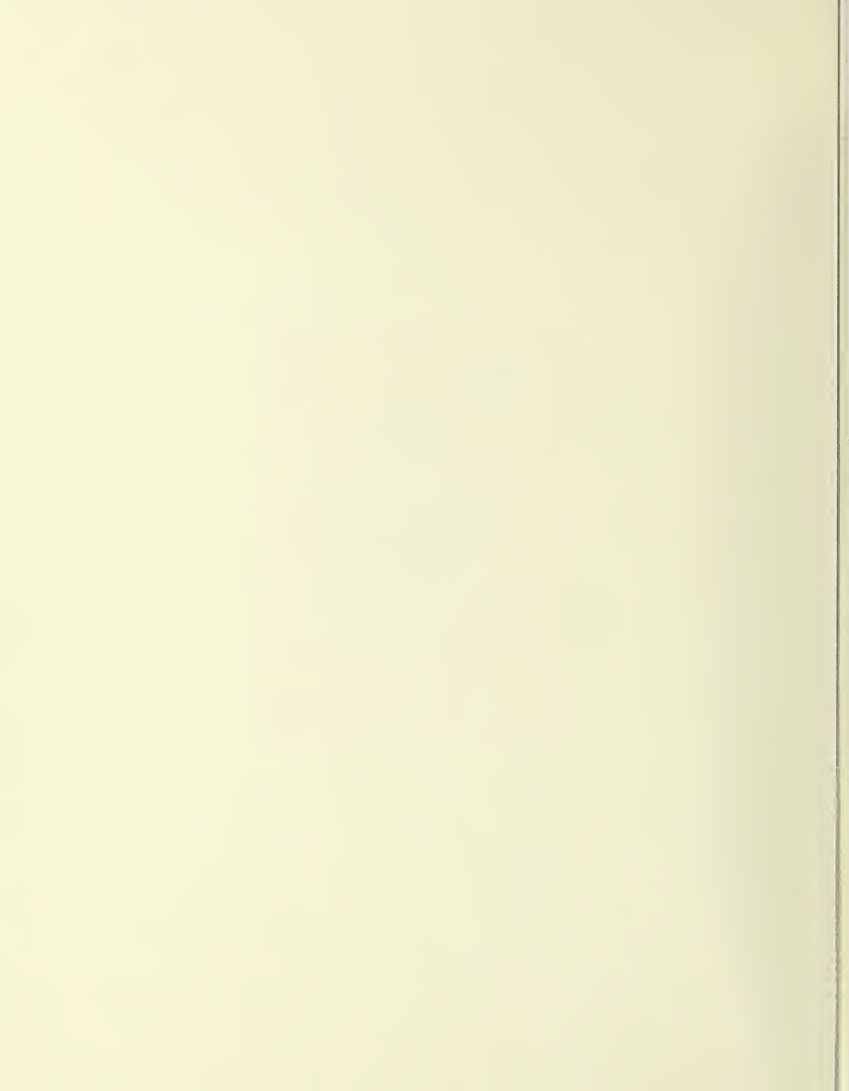
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**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 6, 2005

1:30 PM

Regular Meeting

President: Shelley Bradford Bell

Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Dwight Alexander; Kevin Hughes;

William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Sue Lee
Commissioners: Michael J. Antonini; Dwight Alexander; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.1106D (S. SNYDER: (415) 558-6543)
252 HOLYOKE STREET - east side between Felton and Burrows Streets; Lot 6 in Assessor's Block 5976 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.19.5209, proposing vertical and horizontal front and rear additions to the single-family dwelling in an RH-1 (House, One-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed.
(Proposed for Continuance to January 27, 2005)
2. 2004.0798D (M. SMITH: (415) 558-6322)
2070 30TH AVENUE - east side between Pacheco and Quintara Streets, Lot 003M in Assessor's Block 2149 - **Request for Discretionary Review** of Building Permit Application No. 2004.01.26.4825, proposing to construct a two-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of December 2, 2004)
(Proposed for Indefinite Continuance)
3. 2004.0393C (G. CABREROS (415) 558-6169)
2443-2445 CLEMENT STREET - south side between 25th and 26th Avenues; Lots 035 and 036 in Assessor's Block 1457 - **Request for Conditional Use** Authorization under Planning Code Section 717.11 to allow development of a lot greater than 5,000 square feet in area in the Outer Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project proposes demolition of three non-residential structures and new construction of a 40-foot tall, four-story, mixed-used building with one ground-floor commercial space and nine residential units.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of November 4, 2004)
(Proposed for Indefinite Continuance)
4. 2004.1033Z (P. LORD: (415) 558-6311)
ASSESSOR'S BLOCK 0185 REZONING - Consideration of an Ordinance amending the San Francisco Planning Code by amending the Zoning Map of the City and County of San Francisco, Section Map 2, to **change the use district designation of Assessor's Block 0185**, Lots, 005, 029, 030, 031, 032, 033, 036, 037, 038, 039, 040, 041, 043, and 048 (mid-block South side of Pacific Street between Hyde Street and Larkin Street) from NC-2 (Small-Scale Neighborhood Commercial District) and RH-1 (Residential: One Family) to RM-1 (Residential, Mixed: Low Density, making finding pursuant to Section 302 and, making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Approval
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

- 8a. 2004.0364D (D.SIROIS: (415) 558-6313)
451 FAXON AVENUE - west side, between De Montfort & Holloway, Lot 009, Assessor's Block 6939 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing single demolition, of Demolition Permit Application 2003.11.24.0975, to demolish an existing single-family dwelling in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.
- 8b. 2004.0651D (D.SIROIS: (415) 558-6313)
451 FAXON AVENUE - west side, between De Montfort & Holloway, Lot 009, Assessor's Block 6939 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential buildings in association with residential demolition, of Building Permit Application No. 2003.11.24.0979, proposing to construct a three-story, single-family residential building with two off-street parking spaces in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the New Construction Permit.
9. 2004.1262DD (D. JONES: (415) 558-6477)
4470-4472 23RD STREET - north side of 23rd Street between Alvarado and Elizabeth Streets, Lot 018 in Block 2801 - **Request for Discretionary Review** for building permit No. 2004.09.07.3426 to increase the depth of the existing second-story, increase the width of the existing rear extension, and install a new roof deck for the existing two-story over garage, two-unit dwelling. The property is located in the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.
10. 2002.0449E (T. CHAN: (415) 558-5982)
375 FREMONT STREET - **Public Hearing on Draft Environmental Impact Report** - Assessor's Block 3747, Lot 6 - The proposed project is a residential development of

approximately 378,720 gross square feet consisting of 250 dwelling units and about 250 underground parking spaces. The project site is located about mid-block on the eastern side of Fremont Street in the block bounded by Folsom, Fremont, Harrison and Beale Streets. The 18,906-square-foot site (approximately 0.43 acres) currently contains a two-story, approximately 46,500-square-foot office building, the Hjul Building, which was constructed in 1929 as an industrial building and subsequently converted to office use. The existing building is listed in four local surveys of historic resources. The office building would be demolished, and the site would be excavated for a five-level below-grade parking garage and a 300-foot-high, 33-story residential tower. Vehicular access and two loading docks would be on Fremont Street. The site is within the existing Rincon Hill Special Use District/ Residential Sub-District and the proposed Rincon Hill Mixed Use District. The site is in the RC-4 (Residential/Commercial High-Density) Zoning District, the 250-R Height and Bulk District, and the proposed 350-R District.

Preliminary Recommendation: No action required.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on January 6, 2005.

11. 2004.0420M (J. SWITZKY: (415) 575-6815)
SAN FRANCISCO BICYCLE PLAN - Resolution of Intent to Initiate Amendments to the General Plan necessary to incorporate the Bicycle Plan in whole by reference into the General Plan and amend sections of the General Plan that are relevant to bicycling, including the Transportation Element and Downtown Area Plan, according to the goals of the Bicycle Plan. The San Francisco Bicycle Plan is the result of a two-year collaborative planning process involving the Department of Parking and Traffic, the San Francisco County Transportation Authority, the San Francisco Bicycle Coalition and many other agencies and organizations.
 Preliminary Recommendation: Adopt a Resolution of Intent to Initiate Amendments to the General Plan.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF PUBLIC HEARING

NextG Networks of California, Inc. (NextG) Settlement and Public Rights-of-Way Use Agreement

The Planning Commission will hold a public hearing during its regularly scheduled meeting of January 13, 2005 to consider an application by NextG Networks of California Inc. for a General Plan referral and report to the Board of Supervisors. The referral and report is pursuant to Charter Section 4.105 and Section 2A.53 of the San Francisco Administrative Code.

NextG has requested to install a fiber-based telecommunications network serving wireless carrier (telephone, pager, etc.) customers. This network will include installation of microcellular optical repeater equipment (pole style and panel antennas).

The antennas and equipment may vary in type and size depending on a number of factors, and may be installed at up to 300 locations in public rights-of-way throughout the City and County of San Francisco. These sites are not as yet determined; NextG of California would install the antennas and related equipment on third party utility and light poles in public rights-of-way, but not on private property.

Planning Department staff will recommend guidelines for siting antennas, based on consideration of Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as well as considering environmental, urban design, historic resource, open space and visual resource and other factors.

Preliminary Recommendation: Pending

Please call 558-6422 Monday, January 10, 2005 or thereafter for a recorded message giving a more precise hour of when the hearing of this specific matter will begin in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.

A Staff Report will be available on December 30, 2004. For further information, call Stephen Shotland at (415) 558-6308, and ask about Case No. 2004.0605R.

DEC 31 2004

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SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

**Commission Chambers - Room 421
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 6, 2005
12:00 PM**

President: Shelley Bradford Bell

Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Dwight Alexander; Kevin Hughes;

William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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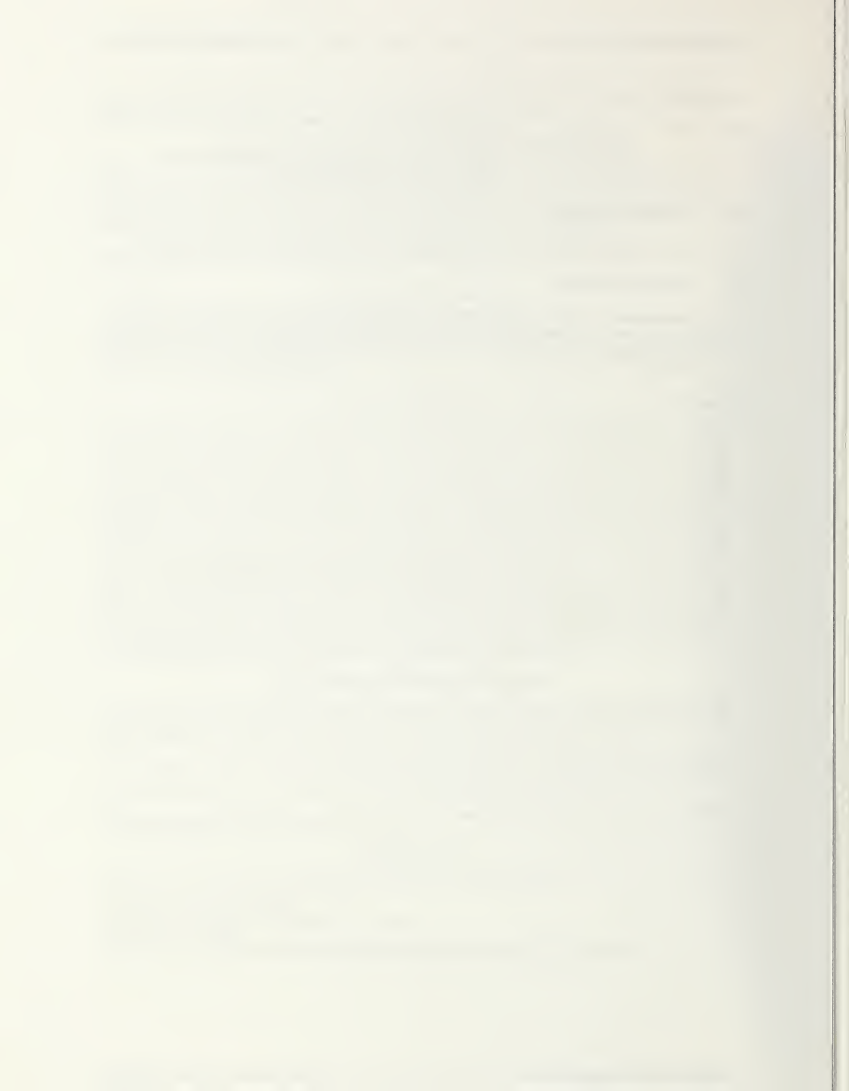
A. EXECUTIVE SESSION

1. Review of resumes and applicants pool for the Director of Planning position.

B. PUBLIC COMMENT

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Adjournment: _____



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Thursday, January 13, 2005

1:30 PM

Regular Meeting

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COMMUNICATIONS

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Sue Lee
Commissioners: Michael J. Antonini; Dwight Alexander; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.03.07.3680 to demolish an existing two-story two-family dwelling (the project also proposes the construction of a new two-family dwelling) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
(Continued from Regular Meeting of October 7, 2004)
(Proposed for Continuance to January 27, 2005)
- 1b. 2004.0682D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2001.03.07.3684 for the new construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking spaces.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of October 7, 2004)
(Proposed for Continuance to January 27, 2005)
2. 2004.1145C (R. CRAWFORD: (415) 558-6358)
2609 JUDAH STREET - (between 31st and 32nd Avenues Assessor's Block 1822 Lot 034) - Request under Planning Code Section 161.(j) for **Conditional Use** Approval for a reduction of 6 off street parking spaces required for dwellings for a Project that will replace 6 of 10 existing off street parking spaces with ground floor commercial space. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to February 24, 2005)
3. 1999.0414E (C. ROOS: (415) 558-5981)
325 FREMONT STREET - Residential development with parking - Assessor's Block 3747, Lots 012, 013, and 014 - **Substitution of Mitigation Measure and Addendum to a Final Negative Declaration**. Re-evaluation of the revised project which is detailed in the following agenda items for the project (Case Nos. 2004.0636C and 2004.0636V), has led to an Addendum (December 20, 2004) to the prior Negative Declaration (CaseNo.1999.0414E, Final Negative Declaration, February 29, 2000). The revisions to the project would increase the number of units from 59 to 70, an increase of 11 units; increase the number of parking spaces from 57 to 70, with use of mechanical lifts;

eliminate a proposed roof deck and solarium and reduce the floors of the building by one (from 22 stories to 21 stories); and widen and landscape a portion of the Fremont Street sidewalk as provision of open space. The revised project would maintain the same height and mass of the building analyzed in the final Negative Declaration. The Addendum found that the conclusions of the prior Negative Declaration, with an updated mitigation measure, remain current and valid. In the resource area of archaeology, a modified, more intensive archeological resources mitigation measure, based on more recent information regarding potential archeological resources in the project vicinity is being required. The other mitigation measures remain unchanged and a revised Mitigation Monitoring and Reporting Plan, including the new mitigation measure, has been prepared for project adoption. The CEQA Guidelines, Section 15074.1, states that a public hearing be held and findings made when one mitigation measure is deleted from a Negative Declaration for a project and another is substituted and a determination be made that the new mitigation measure is, "[E]quivalent or more effective" in avoiding or reducing the potential adverse effect of the project. This finding will be made during Commission consideration of the project for approval.

Preliminary Recommendation: Hold public hearing on substitution of mitigation measure.
(Proposed for Continuance to January 27, 2005)

- 4a. 2004.0636CV (B. FU: (415) 558-6613)
325 FREMONT STREET - northeast side of Fremont Street, Lots 012, 013, and 014 in Assessor's Block 3747 - **Request for Conditional Use authorization** for: (1) the amendment of previous approval of a residential use exceeding 40 feet in height pursuant to Planning Code Section 253(a); and (2) the amendment of previous approval of a building exceeding 80 percent of site coverage pursuant to Planning Code Section 249.1(b)(1)(B) within the Rincon Hill Special Use District in a RC-4 (Residential-Commercial Combined High Density) District with a 200-R Height and Bulk designation. The amendment would increase the number of units from the previously approved 51 to 70, an increase of 19 units; retain the number of previously provided parking spaces of 51, with additional parking spaces of up to 70 that may be incorporated with mechanical lifts; eliminate a proposed roof deck and solarium; reduce the floors of the building by one; and widen and landscape a portion of the Fremont Street sidewalk as provision of open space. The revised project would maintain the same height and mass of the building analyzed in the previous approval.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 27, 2005)

- 4b. 2004.0636CV (B. FU: (415) 558-6613)
325 FREMONT STREET - northeast side of Fremont Street, Lots 012, 013, and 014 in Assessor's Block 3747 - **Request for a Variance** to: (1) allow the reduction of the required amount of off-street parking spaces pursuant to Planning Code Section 151; and (2) exceed the percentage permitted for private open space per Planning Code Section 249.1 within the Rincon Hill Special Use District in a RC-4 (Residential-Commercial Combined High Density) District with a 200-R Height and Bulk designation. The amendment would increase the number of units from the previously approved 51 to 70, an increase of 19 units; retain the number of previously provided parking spaces of 51, with additional parking spaces of up to 70 that may be incorporated with mechanical lifts; eliminate a proposed roof deck and solarium; reduce the floors of the building by one; and widen and landscape a portion of the Fremont Street sidewalk as provision of open space. The revised project would maintain the same height and mass of the building analyzed in the previous approval.
(Proposed for Continuance to January 27, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions
6. Proposed adoption of Planning Commission hearing schedule for 2005.

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. 2000.1090C (M. SNYDER: (415) 575-6891)
300 SPEAR STREET - the northern half of the block bounded by Folsom Street to the north, Spear Street to the east, Harrison Street to the south, and Main Street to the west, Lot 1 in Assessor's Block 3745 - Report on refinements to the project design for a proposed large scale mixed-use project (predominately residential) that would consist of two towers and two podium buildings, approved under Planning Commission Motion No. 16648. Condition 15 of the Motion requires an informational presentation before the Commission prior to Building Permit approval.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

10. 2004.0605R (A. VARAT: (415) 558-6405)
ANTENNAS ON THE PUBLIC RIGHT-OF-WAY- GENERAL PLAN REFERRAL - Request for adoption of a resolution of General Plan Conformity finding, pursuant to Section 4.105 of the San Francisco Charter and Section 2A.53 of the Administrative Code, subject to the conditions of a Settlement and Public Rights-of-Way Use Agreement (Agreement), for siting certain types of micro-cellular equipment in public rights-of-way. The Agreement would permit the NextG Networks of California, Inc. to install up to 300 wireless antennae and associated equipment of various configurations on third-party-owned power poles, telephone poles and utility poles in public rights-of-way, but not on private property, throughout the City. Exact locations for antennae installations are not yet determined; however, installation locations will be limited by the Agreement, in consideration of urban design, historic resource, open space, visual resource and other factors.
Preliminary Recommendation: Adopt resolution of General Plan Conformity finding, subject to conditions of the Settlement and Public Rights-of-Way Use Agreement.
11. 2004.0055Z (J. SWITZKY: (415) 575-6815)
TRANSBAY REDEVELOPMENT PLAN - Consideration of Amendments to the Planning Code - The Commission will consider a resolution to adopt proposed text and map amendments to the Planning Code (Sections 825, 825.1, 249.25, 263.18, 270, Zoning Maps 1,1H, and 1SU) under the provision of Sections 302 and 306.3(b)(2) of the

Planning Code. Proposed amendments will (a) establish the Transbay C-3 Special Use District, (b) establish the Transbay Downtown Residential District, (c) establish the "TB" special height/bulk district, and (d) update Zoning Maps 1, 1H and 1SU to apply these designations pursuant to the Transbay Redevelopment Plan.

Preliminary Recommendation: Approve Draft Motion

12. 1994.0670E (C. ROOS: (415) 558-5981)
- SOUTH OF MARKET REDEVELOPMENT PLAN - Certification of the Final Supplement to the FEIR for the South of Market Redevelopment Plan Amendment - The South of Market Redevelopment Plan Amendment ("Redevelopment Plan Amendment") proposes to convert the South of Market Earthquake Recovery Redevelopment Project Area to a redevelopment project area ("Project Area") and will authorize the San Francisco Redevelopment Agency ("Agency") to use tax-increment financing to alleviate physical and economic conditions of blight and to use eminent domain to alleviate these blighting conditions. The proposed amended Project Area is generally bounded by Stevenson, Mission and Natoma Streets on the north, Fifth Street on the east, Harrison and Folsom Streets on the south and Seventh Street on the west. In order to finance projects and programs that would alleviate the conditions of blight, the Redevelopment Plan Amendment would also include:
- ☐ An amended expiration date, which extends the redevelopment plan by 10 years (from June 11, 2010 to June 11, 2020);
 - ☐ Extended deadlines for the Agency to incur and repay indebtedness secured by tax increment funds; and
 - ☐ Increase the aggregate amount of tax increment the Agency may receive (from \$102,000,000 to \$200,000,000) and the maximum amount of bonded indebtedness the Agency may have outstanding at any one time (from \$60,000,000 to \$80,000,000).

The Agency proposes to carry out a comprehensive program to alleviate the adverse effect of blight in the Project Area, by implementing the five main elements of the Amendment's program: 1) Improve residential conditions and encourage residential activity; 2) Improve economic conditions and encourage business activity; 3) Promote area quality of life and social services; 4) Address infrastructure and transportation needs; and 5) Assure appropriate neighborhood land uses and design. Implementation of the Redevelopment Plan Amendment is expected to yield a total of 834 residential units (483 small residential units and 351 family units), 114,618 square feet of commercial development and 91,375 square feet of industrial development at buildout in 2020. The implementation of the Redevelopment Plan Amendment is also expected to result in rehabilitation of 300 existing single room occupancy residential hotel units that are either vacant or have substandard living conditions.

NOTE: The public hearing on the Draft Supplement is closed. The public comment period for the Draft SEIR ended on October 14, 2004. The Planning and Redevelopment Commissions do not conduct public review of Final SEIR's. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the commission calendar.

13. 2004.1043U (D. ARGUMEDO: (415) 558-6284)
SOUTH OF MARKET REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN - Amendment Of Preliminary Plan And Finding Of General Consistency With The General Plan - All, or portions of Assessor's Blocks 3703, 3725, 3726, 3731, 3732, 3753, and 3754; being generally the area bounded by Fifth Street to the East, Seventh Street to the west, Harrison Street to the South; and Mission Street, Natoma Street and Stevenson Street to the north. Amendment of a Preliminary Plan for the South of Market Redevelopment Project Area, as revised from a previous Preliminary Plan (January 9, 1997), and finding said revised Preliminary Plan to be generally consistent with the San Francisco General Plan.
Preliminary Recommendation: Adopt Resolution formulating Preliminary Plan and finding said plan generally consistent with General Plan.
14. 2004.1140C (M. LI: (415) 558-6396)
1600 MARKET STREET - northwest corner at Franklin Street, Lot 001 in Assessor's Block 0854 - **Request for Conditional Use** authorization to establish a large fast-food/self-service restaurant (dba "Folk Look Buffet") of approximately 10,000 square feet. No expansion of the building or the existing commercial space is proposed. The space was previously occupied by a restaurant and nightclub, but it has been vacant for approximately five years. The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
15. 2004.1045D (K. AMDUR: (415) 558-6351)
363-365 GREEN STREET - south side between Montgomery and Kearny Streets, Lot 037 in Assessor's Block 0133 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.09.13.3974 proposing to merge two units to create a single family home in a three-story over garage building, within an RM-1 (Residential Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Merger.
16. 2004.1223DD (M. SNYDER: (415) 575-6891)
369 HARKNESS AVENUE - south side between Rutland and Goettingen, Lot 046 in Assessor's Block 6177 - **Staff Initiated Discretionary Review and Requested Discretionary Review** of Building Permit Application No. 2004.06.07.5742 proposing to construct a two-story horizontal addition at the rear, within a RH-1 (Residential House, One-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve Project with Modifications.
(Continued from Regular Meeting of December 9, 2004)
17. 2004.1331D (M. SNYDER: (415) 575-6891)
3305 JENNINGS STREET - Lot 025 in Assessor's Block 4993, east side between Jamestown Avenue and Key Avenue - **Staff Initiated Discretionary Review** of Building Permit Application No. 2004.07.09.8430 proposing to construct a three-story single-family house on a vacant lot, within a RH-1 (House, one-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications

18. 2004.1170D (M. SNYDER: (415) 575-6891)
3635 20TH STREET - south side between Guerrero Street and Valencia Street, Lot 069 in Assessor's Block 3608 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.09.15.4246, proposing to merge the existing two units back to a single-family dwelling in an RH-3 (House, Three-family) District, the Liberty Hill Historic District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.

F. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 20, 2005

1:30 PM
Regular Meeting

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President: Shelley Bradford Bell

Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Dwight Alexander; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Sue Lee
Commissioners: Michael J. Antonini; Dwight Alexander; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.1239DDDD (G. CABREROS: (415) 558-6169)
2404 BROADWAY - north side between Steiner and Pierce Streets; Lot 004 in Assessor's Block 0562 - **Requests for Discretionary Review** of Building Permit Application No. 2004.04.08.0804 proposing various facade alterations and to construct side and rear horizontal additions to the existing three-story, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 27, 2005)
2. 2004.0849C (M. WOODS: (415) 558-6315)
1720-1730 FULTON STREET - north side between Central and Masonic Avenues; Lot 30 in Assessor's Block 1175 - **Request for Conditional Use** authorization under Sections 303 and 352 of the Planning Code to modify a condition previously imposed in Motion No. 14807 for Case No. 1998.0318C (the approval of the Petrini Plaza). The proposal would modify Condition No. 30 of the Motion to allow the project sponsor to merge two small storefronts at the Petrini Plaza for leasing to a financial service establishment (Washington Mutual Bank), rather than to a local independent merchant. The project is within an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Proposed for Continuance to February 3, 2005)
3. 2004.0458E (J. NAVARRETE: (415) 558-5975)
566 SOUTH VAN NESS AVENUE - **Appeal of Preliminary Negative Declaration** - The proposed project would include demolition of an existing 4,344 gross-square-foot, one-story retail/commercial building and rear storage building and construction of a five-story, 50-foot-tall mixed-use building which would contain 32 residential units on the second through fifth floors and retail/commercial use on the ground floor. The residential use would be 27,491 gross square feet (gsf) in area, and the retail/commercial space would be 4,344 gsf in size. The ground floor and basement levels would include 32 parking spaces designated for the residential use with ingress and egress from South Van Ness Avenue. The ground floor would contain the commercial space and residential lobby. The 12,253-square-foot site is located within the C-M (Heavy Commercial) zoning district and within a 50-X height and bulk district. The proposed project requires a conditional use authorization for residential use in the C-M district.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of December 16, 2004)
(Proposed for Continuance to February 17, 2005)

4. 2004.0904D (R. CRAWFORD: (415) 558-6358)
364 WINDING WAY - north side between Drake and Prague Streets. Assessor's Block 6479 Lot 012. **Request for Discretionary Review** of Building Permit Application No. 2004.0308.8029, to construct a three story addition to the rear of the existing two to three story dwelling, in an RH-1 (D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Modify the Project.
(Proposed for Continuance to February 24, 2005)
5. 2004.1169C (C. NIKITAS: (415) 558-6306)
1251 THOMAS AVENUE - west side between Ingalls and Hawes Streets, Lot 030, in Assessor's Block 4807 - **Request for Conditional Use** authorization to operate a fenced vehicle storage yard and towing business as defined in Sections 223(t) & (u), pursuant to Section 249.15(b)(2), located on a site in an M-1 (Light Industrial) zoning district and the Restricted Light Industrial Special Use District and a 40-X height and bulk district.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of December 9, 2004)
(Proposed for Continuance to March 3, 2005)
- 6a. 2004.0032D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296, proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of December 2, 2004)
(Proposed for Continuance to March 3, 2005)
- 6b. 2004.0033D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298, proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of December 2, 2004)
(Proposed for Continuance to March 3, 2005)
7. 2004.0389D (J. PURVIS: (415) 558-6354)
684 ARKANSAS STREET - west side between 20th and 22nd streets; Lot 016 in Assessor's Block 4098 - **Neighbor-Initiated Discretionary Review** on the proposed conversion of a single-family dwelling to a two-family dwelling with vertical and horizontal extensions, under Building Permit Application No. 2003.05.22.5290. The site is in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of November 18, 2004)
(Proposed for Continuance to March 3, 2005)
8. 2003.1110T (C. NIKITAS: (415) 558-6306)
REQUIRED SECOND MEANS OF EGRESS - Ordinance Amending the San Francisco Planning Code to Allow a Required Second Means of Egress **Adoption of an ordinance amending the San Francisco Planning Code** by adding a new section 136(c)(4)(A)(i-v) to allow certain stairways that are a required second means of egress under the Building

Code, as permitted obstructions in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. This ordinance also includes changes to Section 311 and 312 to require neighbor notification for the addition of these stairways.

Preliminary Recommendation: Recommend approval of the ordinance to the Board of Supervisors.

(Continued from Regular Meeting of November 18, 2004)

(Proposed for Indefinite Continuance)

9. 2004.0607D (D. DIBARTOLO: (415) 558-6291)
215-217 COLE STREET - west side between Hayes and Fell Streets: Lot 003 in Assessor's Block 1212 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.29.5983S, proposing to construct a vertical and rear horizontal addition and to renovate the existing three-story over garage two-unit structure. The project proposes to (1) add one residential dwelling unit at the top floor level, achieved by raising the roof level approximately 2.5 feet at the middle portion of the structure; (2) construct a horizontal addition by extending the rear building wall by approximately 7.5 feet at the first three floor levels; and, (3) renovate and retain the existing design components of the front facade of the structure. The property is located in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of October 28, 2004)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

10. Commission Comments/Questions
11. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

C. DIRECTOR'S REPORT

12. Director's Announcements
13. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

14. 2004.1167DD (R. CRAWFORD: (415) 558-6358)
1310 STANYAN STREET - east side of a n undeveloped portion of Stanyan Street between Clarendon Avenue and Mountain Spring Avenue. Assessor's Block 2706 Lot

035 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.15.8977, to construct a new single-family dwelling, three stories in height on a vacant parcel in an RH-1 (D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.

(Continued from Regular Meeting of December 2, 2004)

15. 2004.1170D (M. SNYDER: (415) 575-6891)
3635 20TH STREET - south side between Guerrero Street and Valencia Street, Lot 069 in Assessor's Block 3608 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.09.15.4246, proposing to merge the existing two units back to a single-family dwelling in an RH-3 (House, Three-family) District, the Liberty Hill Historic District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.
(Continued from Regular Meeting of January 13, 2005)
16. 2002.1305C (M. SNYDER: (415) 575-6891)
1096 SOUTH VAN NESS AVENUE -previously Driscoll's Mortuary Chapel, northwest corner of South Van Ness Avenue and 22nd Street, Lot 10 in Assessor's Block 3615 - **Request for Conditional Use** authorization to establish a full service restaurant and a place of entertainment that would be open until 2:00 am within a building that was previously used as a mortuary. Conditional Use authorization is required for (1) hours of operation between 11:00 pm and 2:00 am pursuant to Planning Code Sections 710.27 and 790.48; (2) the establishment of other entertainment pursuant to Planning Code Sections 710.48 and 790.38; (3) the establishment of a full service restaurant on a lot within ¼ mile of the 24th Street - Mission Neighborhood Commercial District Pursuant to Planning Code Sections 710.42 and 727.42; (4) the establishment of a restaurant use on the second floor of a building designed for a single tenant pursuant to Planning Code Section 186.1(b) and 186.2(a); and (5) a full liquor license in association with a restaurant use (defined a "bar" use by Planning Code Section 790.22); the bar use would be required under Planning Code Section 186.1(e) to be transferred from an existing non-conforming bar at another location. No exterior alteration is proposed. The project is within an NC-1 (Neighborhood Commercial, Cluster) District, a 50-X Height and Bulk District, and the Mission Alcoholic Restricted Special Use District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 29, 2004)
17. 2004.0574C (M. SNYDER: (415) 575-6891)
1656 SHAFTER AVENUE - north side between 3rd Street and Lane Street, Lot 005A in Assessor's Block 5342 - **Request for Conditional Use** authorization to subdivide the existing 50-feet wide by 100-foot deep lot, which contains two single-family dwellings, into two lots with one resulting lot having a width of only 23-feet. Conditional Use authorization is required to establish a lot less than 25-feet wide under Planning Code Section 121(f). The subject property is within an RH-2 (House, Two-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
18. 2004.0906EC (M. LI: (415) 558-6396)
981 WASHINGTON STREET - south side between Powell and Stockton Streets, Lot 024 in Assessor's Block 0211 - **Request for Conditional Use** authorization to expand the Chinese Independent Baptist Church. The project would add a four-story, 4,600-square-foot addition at the rear of the existing church, which is currently 7,120 square feet in area

and four stories high. The site is within an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

19. 2004.0940C (S. VELLVE: (415) 558-6263)
1726 HAIGHT STREET - north side between Cole and Shrader Streets; Lot 035 in Assessor's Block 1229 - **Request for Conditional Use** authorization pursuant to Sections 303 and 790.130 of the Planning Code to locate an approximately 4,600 square foot Financial Service (a branch of Well Fargo Bank) within the ground floor of a recently constructed mixed-use building. Conditional Use is required as the proposed size of the bank exceeds the principally permitted use size of 2,499 square feet. The site is within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
20. 2004.0560E (J. NAVARRETE: (415) 558-5975)
787 BRANNAN STREET (aka 785 BRANNAN STREET; aka 100 GILBERT STREET) - **Appeal of Preliminary Negative Declaration** - The proposed project is the construction of a five-story, approximately 50-foot tall, 29,653 gross-square-foot (gsf) residential building with 56 single room occupancy (SRO) units. The ground floor would contain a lobby, a manager's office, a community room for the residents and 8 SROs. The second through fifth floors would include 12 SRO units on each. No off-street parking or off-street loading would be provided. A 900-square-foot roof deck would be provided as common usable open space meeting the requirements of the Planning Code. The project site is 6,124 square feet in size and currently used as a 20-space surface parking lot, located on the northeast corner of Brannan Street and Gilbert Street in the South of Market District. Pedestrian access to the building lobby and the community room would be through one door mid-lot on Brannan Street. All of the units would be rental units designated as permanently affordable to households with income not exceeding 50% of the City's median income. The project site is zoned SLI (Service Light Industrial) and is within a 50-X height and bulk district. Conditional Use authorization is required for SRO units in the SLI district, and parking, rear yard, and permitted obstruction variances would be required for the proposed project.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of December 16, 2004)
- 21a. 2004.0560EKCVD (D. SIDER: (415) 558-6697)
787 BRANNAN STREET (aka 785 BRANNAN STREET; aka 100 GILBERT STREET), southwest corner of Gilbert Street; Lot 018 in Assessor's Block 3784 - **Request for Conditional Use Authorization** to allow the construction of Single Room Occupancy (SRO) units in a Service/Light Industrial (SLI) Zoning District pursuant to Planning Code Section 817.16. The proposal would construct a new five-story building containing fifty-six SRO dwelling units, each of approximately 400 gross square feet, on a vacant parcel currently used for parking. The property is within an Service/Light Industrial (SLI) Zoning District, an Industrial Protection Zone (IPZ) as set forth in Planning Commission Resolution 16202, and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 21b. 2004.0560EKCVD (D. SIDER: (415) 558-6697)
787 BRANNAN STREET (aka 785 BRANNAN STREET; aka 100 GILBERT STREET), southwest corner of Gilbert Street; Lot 018 in Assessor's Block 3784 - Request for (1) a Modification of rear yard requirements pursuant to Code Section 134(e)(1) and 307(g), and (2) Variances from [a] permitted obstruction limits for bay windows set forth in Code Section 136(c)(2)(B) and 136(c)(2)(D) and [b] off-street parking requirements set forth in Code Section 151. A **Variance from parking requirements** is required because no off-street parking spaces are proposed while the Code would require three spaces. A

Variance from permitted obstruction limits is required because bay windows of a maximum depth of three feet and maximum width of sixteen feet are proposed while the Code would limit maximum depth of some bay windows to two feet and maximum width to between nine and fifteen feet. A **Modification of rear yard requirements** is required because intermittent yard spaces of no more than five feet in depth are proposed while the Code would require a rear yard of at least fifteen feet. The proposal would construct a new five-story building containing fifty-six SRO dwelling units, each of approximately 400 gross square feet, on a vacant parcel currently used for parking. The property is within an Service/Light Industrial (SLI) Zoning District, an Industrial Protection Zone (IPZ) as set forth in Planning Commission Resolution 16202, and a 50-X Height and Bulk District.

- 21c. 2004.0560EKCV D (D. SIDER: (415) 558-6697)
787 BRANNAN STREET (aka 785 BRANNAN STREET; aka 100 GILBERT STREET), southwest corner of Gilbert Street; Lot 018 in Assessor's Block 3784 - **Mandatory Discretionary Review** of a project which would create housing within an Industrial Protection Zone (IPZ), as required under Commission Resolution 16202 for all such projects. The proposal would construct a new five-story building containing fifty-six SRO dwelling units, each of approximately 400 gross square feet, on a vacant parcel currently used for parking. The property is within an Service/Light Industrial (SLI) Zoning District, an Industrial Protection Zone (IPZ) as set forth in Planning Commission Resolution 16202, and a 50-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and Approve Project.
22. 2004.0915C (D. SIDER: (415) 558-6697)
1598 DOLORES STREET - northwest corner of 29th Street; Lots 40 through 52, inclusive, in Assessor's Block 6618 - **Request for Conditional Use** authorization to modify conditions of approval set forth in Planning Commission Motion Number 16445 as modified by Board of Supervisors Motion Number M02-163 and relating to Planning Department Case Number 2000.1058C to allow payment of an in-lieu affordable housing fee rather than provide on-site affordable housing, pursuant to inclusionary housing policies set forth in Planning Commission Resolution Number 16350. In September of 2002, the City authorized construction of two 4-story buildings on the subject property containing a total of 13 units and up to 26 independently accessible off-street parking spaces; both buildings are now complete. Conditions of approval require one of the proposed units to be provided as a Below Market Rate (BMR) unit. This proposal would modify previous conditions of approval to allow the payment of an in-lieu fee to the Mayor's Office of Housing rather than provide the required BMR unit on-site. No physical work is proposed. The property is within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Disapproval
 (Continued from Regular Meeting of November 29, 2004)
23. (M. FOSTER: (415) 558-6362)
OVERVIEW OF THE PROPOSED MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - **Informational presentation** on the proposed Mid-Market Redevelopment Plan and SUD. Staff will provide an overview of the Plan's key goals and proposals, outline the key issues related to the proposed Special Use District, and describe the schedule for further Planning Commission review.
 Preliminary Recommendation: No Action Required by Commission
 (Continued from Regular Meeting of December 2, 2004)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

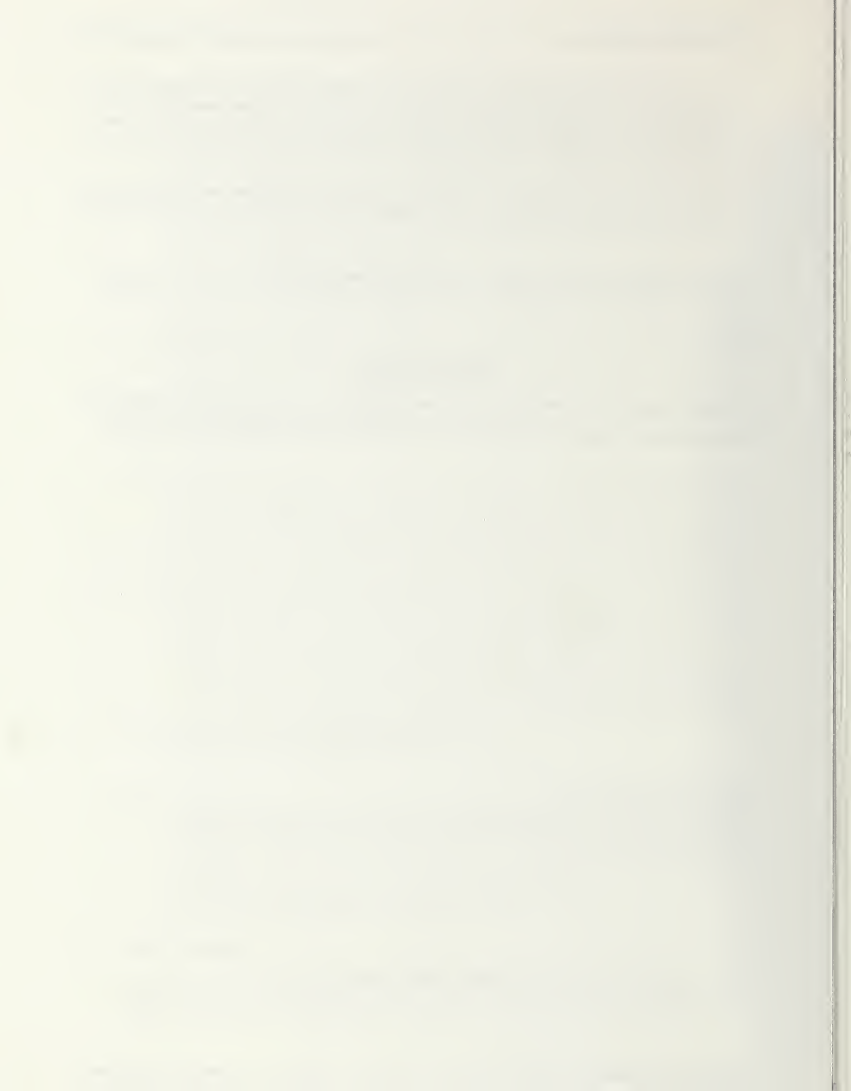
The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

It is the intent of the Planning commission to hold a public hearing to discuss their rules and regulations on Thursday, February 10, 2005.



SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 27, 2005
1:00 PM

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

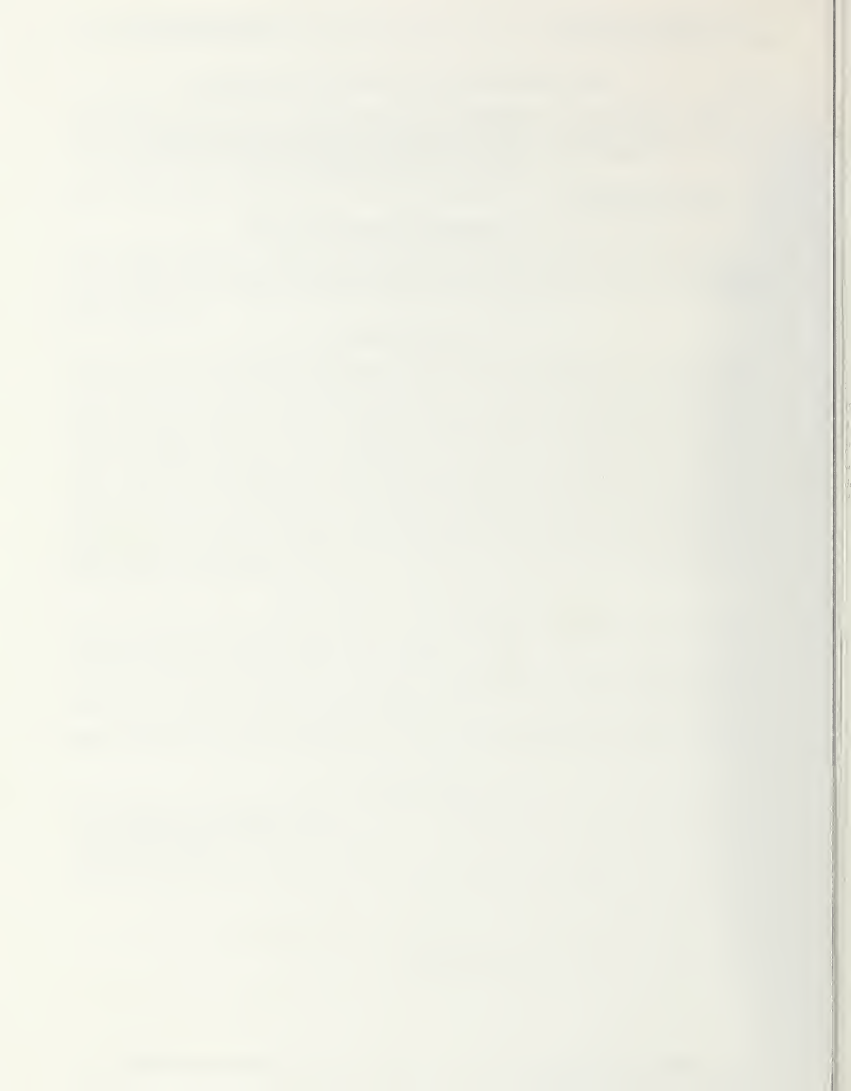
1:00 PM _____

ROLL CALL: President: Sue Lee
 Vice-President: Dwight S. Alexander
 Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
 William L. Lee; Christina Olague

A. **SPECIAL WORKSHOP**

1. REVIEW OF WORK PROGRAM PRIORITIES FOR FY 2005-2006.

Adjournment:



**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 27, 2005**

**2:00 PM
Regular Meeting**

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna.Hall@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

2:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2004.0885D (G. NELSON: (415) 558-6257)
1517 IRVING STREET - south side between 16th and 17th Avenues; lot 047 in Assessor's Block 1771 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.04.13.1125, proposing to construct a four-story, three-family residential structure with three off-street parking spaces in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. There is a related proposal (2004.0884D) to demolish the single-family dwelling at the rear of the lot.
Preliminary Recommendation: Pending
(Proposed for Continuance to February 3, 2005)
- 1b. 2004.0884D (G. NELSON: (415) 558-6257)
1517 IRVING STREET - south side between 16th and 17th Avenues; lot 047 in Assessor's Block 1771 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.04.13.1124, proposing to demolish a one-story (over uninhabitable ground floor), single-family dwelling in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The two-family dwelling is located at the front of the lot. There is a related proposal (2004.0855D) to construct a four-story, three-family dwelling with three off-street parking spaces.
Preliminary Recommendation: Pending
(Proposed for Continuance to February 3, 2005)
- 2a. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.03.07.3680 to demolish an existing two-story two-family dwelling (the project also proposes the construction of a new two-family dwelling) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the application.
(Continued from Regular Meeting of January 13, 2005)
(Proposed for Continuance to February 17, 2005)
- 2b. 2004.0682D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502. **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2001.03.07.3684 for the new construction of a three-

story, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking spaces.

Preliminary Recommendation: Take Discretionary Review and disapprove the application.

(Continued from Regular Meeting of January 13, 2005)

(Proposed for Continuance to February 17, 2005)

3. 2003.1185C (B. FU: (415) 558-6613)
3537 19TH STREET - south side of 19th Street between San Carlos and Lexington Streets, Lot 104, Assessor's Block 3596 - **Request for Conditional Use** authorization under Planning Code Sections 209.6(b) to install a wireless telecommunications facility consisting of three (3) panel antennas and related equipment on an existing publicly-used structure as part of Circular Wireless' wireless telecommunications network on a Location Preference 1 (Preferred Location – Publicly-Used Structure) within a RH-3 (Residential, House, Three Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to March 24, 2005)
4. 2004.0800D (B. FU: (415) 558-6613)
1690 FOLSOM STREET - northwest corner of Folsom and 13th Streets; Lot 040 in Assessor's Block 3515 - **Request of Discretionary Review** of Building Permit Application No. 2003.09.18.5167 proposing to change the use of existing building from wholesale to retail in a M-1 (Light Industrial) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN
5. 2004.1258D (S. VELLVE: (415)-558-6263)
9 SEAL ROCK DRIVE - south side between 45th Avenue and Alta Mar Way; Lot 034 in Assessor's Block 1482 - **Request for Discretionary Review** of Building Permit Application 2004.08.17.1796 proposing to construct a deck (less than three feet from grade) and a balcony at the second floor at the rear of the structure within a RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation - Do not take Discretionary Review and approve the building permit application as proposed.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption – Draft Minutes of December 2, 2004.
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
10. (M. FOSTER (415) 558 - 6362)
THE RINCON HILL PLAN: INFORMATIONAL PRESENTATION - Informational presentation to review the draft Rincon Hill Plan. Staff will brief the Commission on the community planning process, key plan proposals (including recent revisions), and outline a schedule for further Planning Commission review.
Preliminary Recommendation: No Action

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

11. 2004.0361D (M. SMITH: (415) 558-6322)
184 MAJESTIC AVENUE - east side between Summit and Lakeview Avenues, Lot 019 in Assessor's Block 7060 - **Request for Discretionary Review** of Building Permit Application No. 2002.07.24.2259, proposing to construct a two-story over garage single-family dwelling on a vacant lot, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project
(Continued from Regular Meeting of December 2, 2004)
NOTE: On December 2, 2004, following public testimony, the Commission closed public hearing and continued the matter to January 27, 2004, allowing the project architect to design a project that is more compatible with the neighborhood. The vote was +5 –0 with Commissioners Alexander and Hughes absent.

G. REGULAR CALENDAR

12. 2004.0458E (J. NAVARRETE: (415) 558-5975)
566 SOUTH VAN NESS AVENUE - **Appeal of Preliminary Negative Declaration** - The proposed project would include demolition of an existing 4,344 gross-square-foot, one-story retail/commercial building and rear storage building and construction of a five-story, 50-foot-tall mixed-use building which would contain 32 residential units on the second through fifth floors and retail/commercial use on the ground floor. The residential use would be 27,491 gross square feet (gsf) in area, and the retail/commercial space would be 4,344 gsf in size. The ground floor and basement levels would include 32 parking spaces designated for the residential use with ingress and egress from South Van Ness Avenue. The ground floor would contain the commercial space and residential lobby. The 12,253-square-foot site is located within the C-M (Heavy Commercial) zoning district and within a 50-X height and bulk district. The project is within the Housing Mixed Use PDR District and within the Eastern Neighborhood Policies adopted by the Planning Commission. The proposed project requires a conditional use authorization for residential use in the C-M district.
Preliminary Recommendation: Uphold Negative Declaration
(Continued from Regular Meeting of January 20, 2004)
13. 1999.0414E (C. ROOS: (415) 558-5981)
325 FREMONT STREET - Residential development with parking - Assessor's Block 3747, Lots 012, 013, and 014. **Substitution of Mitigation Measure and Addendum to a**

Final Negative Declaration. Re-evaluation of the revised project, detailed in the following agenda items for the project (Case Nos. 2004.0636C and 2004.0636V), led to an Addendum (December 20, 2004) to the prior Negative Declaration (Case No. 1999.0414E, Final Negative Declaration, February 29, 2000). The revisions to the project would increase the number of units from 59 to 70, an increase of 11 units; increase the number of parking spaces from 57 to 70, with use of mechanical lifts; eliminate a proposed roof deck and solarium and reduce the floors of the building by one (from 22 stories to 21 stories); and widen and landscape a portion of the Fremont Street sidewalk as provision of open space. The revised project would maintain the same height and mass of the building analyzed in the final Negative Declaration. The Addendum found that the conclusions of the prior Negative Declaration, with an updated mitigation measure, remain current and valid. In the resource area of archaeology, a modified, more intensive archeological resources mitigation measure, based on more recent information regarding potential archeological resources in the project vicinity is being required. The other mitigation measures remain unchanged and a revised Mitigation Monitoring and Reporting Plan, including the new mitigation measure, has been prepared for project adoption. The CEQA Guidelines, Section 15074.1, states that a public hearing be held and findings made when one mitigation measure is deleted from a Negative Declaration for a project and another is substituted and a determination be made that the new mitigation measure is, "[E]quivalent or more effective" in avoiding or reducing the potential adverse effect of the project. This finding will be made during Commission consideration of the project for approval.

Preliminary Recommendation: Hold public hearing on substitution of mitigation measure.

(Continued from Regular Meeting of January 13, 2005)

- 14a. 2004.0636CV (B. FU: (415) 558-6613)
325 FREMONT STREET - northeast side of Fremont Street, Lots 012, 013, and 014 in Assessor's Block 3747 - **Request for Conditional Use authorization** for: (1) the amendment of previous approval of a residential use exceeding 40 feet in height pursuant to Planning Code Section 253(a); and (2) the amendment of previous approval of a building exceeding 80 percent of site coverage pursuant to Planning Code Section 249.1(b)(1)(B) within the Rincon Hill Special Use District in a RC-4 (Residential-Commercial Combined High Density) District with a 200-R Height and Bulk designation. The amendment would increase the number of units from the previously approved 51 to 70, an increase of 19 units; retain the number of previously provided parking spaces of 51, with additional parking spaces of up to 70 that may be incorporated with mechanical lifts; eliminate a proposed roof deck and solarium; reduce the floors of the building by one; and widen and landscape a portion of the Fremont Street sidewalk as provision of open space. The revised project would maintain the same height and mass of the building analyzed in the previous approval.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 13, 2005)
- 14b. 2004.0636CV (B. FU: (415) 558-6613)
325 FREMONT STREET - northeast side of Fremont Street, Lots 012, 013, and 014 in Assessor's Block 3747 - **Request for a Variance** to: (1) allow the reduction of the required amount of off-street parking spaces pursuant to Planning Code Section 151; and (2) exceed the percentage permitted for private open space per Planning Code Section 249.1 within the Rincon Hill Special Use District in a RC-4 (Residential-Commercial Combined High Density) District with a 200-R Height and Bulk designation. The amendment would increase the number of units from the previously approved 51 to 70, an increase of 19 units; retain the number of previously provided parking spaces of 51, with additional parking spaces of up to 70 that may be incorporated with mechanical lifts; eliminate a proposed roof deck and solarium; reduce the floors of the building by one;

and widen and landscape a portion of the Fremont Street sidewalk as provision of open space. The revised project would maintain the same height and mass of the building analyzed in the previous approval.

(Continued from Regular Meeting of January 13, 2005)

15. 2001.0772C (B. FU: (415) 558-6613)
1338 MISSION STREET - west side, between 29th and 30th Streets, Lot 003 in Assessor's Block 6635 - **Request for Conditional Use** Authorization under Planning Code Sections 712.38 and 790.84, to allow a residential conversion of the existing dwelling unit on the second level of a two-story building into a banquet hall and to relocate the existing unit to a new proposed third level in a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions
- 16a. 2004.0049ACEV (D. DIBARTOLO: (415) 558-6291)
1338-1348 10th AVENUE - east side between Irving and Judah Streets; Lots 031 and 032 in Assessor's Block 1764 - **Request for Conditional Use** authorization to allow an increase in the size of the existing elementary school (Oakes Children Center) from approximately 8,150 square feet to approximately 11,900 square feet per Section 209.3 (g) of the Planning Code. The project would demolish the existing two-story structure at 1338 10th Avenue and then construct a new three-story building with interior connection to the adjacent structure, City Landmark No. 29 ("the Old Firehouse"), contained on the adjacent lot at 1348 10th Avenue, within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 16b. 2004.0049ACEV (D. DIBARTOLO: (415) 558-6291)
1338-1348 10th AVENUE - east side between Irving and Judah Streets; Lots 031 and 032 in Assessor's Block 1764 - **Request for Variance**. The proposal is to demolish the existing two-story structure at 1338 10th Avenue and then construct a new three-story structure. A rear yard variance is sought under Section 134 of the Planning Code, as the rear wall of the new structure would encroach approximately 19.5 feet into the 54 foot required rear yard, within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
17. 2004.0952C (M. WOODS: (415) 558-6315)
2141 CHESTNUT STREET - south side between Steiner and Pierce Streets; Lot 20 in Assessor's Block 0490 - **Request for Conditional Use** authorization under Sections 186.1 and 303 of the Planning Code to convert a vacant movie theater (formerly known as Century 21) and three small retail storefronts to a single retail use (to be occupied by Walgreens) and two small movie theaters on the second floor/mezzanine, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
18. 2004.0305C (D. JONES: (415) 558-6477)
1111 JUNIPERO SERRA BOULEVARD - southeast corner of the intersection Shields Street and Junipero Serra Boulevard, Lot 024 in Assessor's Block 7080 - **Request for Conditional Use** Authorization to allow the installation of six (6) panel antennas concealed into the base of the existing church steeple (Temple Methodist Church), and install three outdoor equipment cabinets located on the south side of the church as part of a wireless telecommunication network, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with Conditions

19. 2004.1019C (D. SIDER: (415) 558-6697)
2816 SAN BRUNO AVENUE - west side, between Wayland and Woolsey Streets; Lot 002A in Assessor's Block 6049 - **Request for Conditional Use** Authorization to allow (1) the establishment of a Large Fast Food Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District pursuant to Planning Code Section 711.43 and (2) hours of operation between 2:00am and 6:00am pursuant to Code Section 711.27. The proposal would change the legal use of an existing vacant 1,700 gross square foot retail space into a bakery (DBA "Red House Bakery"), which at the scale proposed, falls within the definition of a Large Fast Food Restaurant as defined by Code Section 790.90. The facility would open in the early morning hours for baking and food preparation only; customer service would not begin until after 6:00am. No work to the exterior of the structure is proposed. The subject property is located within an NC-2 Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
20. 2004.1174C (M. LI: (415) 558-6396)
1657 POWELL STREET - west side between Green and Union Streets, Lot 002 in Assessor's Block 0118 - **Request for Conditional Use** authorization to establish a retail coffee store (dba "Eguna Basque") of approximately 1,970 square feet, in a space last legally occupied by a retail business. There will be no physical expansion of the existing building or commercial space. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
21. 2004.0656C (S. SNYDER: (415) 558-6543)
3579 FOLSOM STREET - southeast corner at Chapman Street, Lot 42 in Assessor's Block 5627 - **Request for Conditional Use** Authorization under Section 121 of the Planning Code for the creation of one lot with a width of less than 25 feet in an RH-1 (House, Single Family) District, and a 40-X Height and Bulk District, and the Bernal Heights Special Use District.
Preliminary Recommendation: Disapproval
- 22a. 2004.0420MR (J. SWITZKY: (415) 575-6815)
SAN FRANCISCO BICYCLE PLAN **Consideration of adoption of proposed amendments to the General Plan** under the provisions of Sections 340 and 306.3(b)(3) of the Planning Code. The proposed amendments would incorporate the Bicycle Plan in whole by reference into the General Plan and amend sections of the General Plan that are relevant to bicycling, including the Transportation Element and Downtown Area Plan, according to the goals of the Bicycle Plan. The San Francisco Bicycle Plan is the result of a two-year collaborative planning process involving the Department of Parking and Traffic, the San Francisco County Transportation Authority, the San Francisco Bicycle Coalition and many other agencies and organizations.
Preliminary Recommendation: Approve the Draft Resolution
- 22b. 2004.0420MR (J. SWITZKY: (415) 575-6815)
SAN FRANCISCO BICYCLE PLAN The Commission will consider a resolution to **adopt General Plan conformity findings** for the San Francisco Bicycle Plan: Policy Framework.
Preliminary Recommendation: Approve the Draft Resolution finding the San Francisco Bicycle Plan: Policy Framework in conformity with the General Plan, as amended.

23. 2004.0875D (G. NELSON: (415) 558-6257)
141 PARNASSUS AVENUE - southeast corner of intersection of Parnassus and Shrader Streets, Lot 001G in Assessor's Block 1277; **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.05.26.4872, proposing to legalize the merger of two dwelling units within a four-unit, three-story apartment building in an RH-3 (Residential, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the merger.
24. 2004.1239DDDD (G. CABREROS: (415) 558-6169)
2404 BROADWAY - north side between Steiner and Pierce Streets; Lot 004 in Assessor's Block 0562 - **Requests for Discretionary Review** of Building Permit Application No. 2004.04.08.0804 proposing various facade alterations and to construct side and rear horizontal additions to the existing three-story, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 20, 2005)
Preliminary Recommendation: Take Discretionary Review and Approve with Modifications.
25. 2004.1263D (D. SIROIS: (415) 558-6313)
146-148 VALLEY STREET - north side, between Dolores & Church, Lot 015, Assessor's Block 6615 - **Request for Discretionary Review** of Building Permit Application 2004.09.15.4256, to construct a three-story horizontal addition to the east side of the building and a new deck and enclosure off the kitchen on the east side at the second level. The subject property is located in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

It is the intent of the Planning commission to hold a public hearing to discuss their rules and regulations on Thursday, February 10, 2005.



CORRECTION **SAN FRANCISCO** **PLANNING COMMISSION**

Notice of Meeting **&** **Calendar**

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 27, 2005

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

JAN 24 2005

SAN FRANCISCO
PUBLIC LIBRARY

01-24-05A10:10 RC40

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

G. REGULAR CALENDAR

17. 2004.0952C (M. WOODS: (415) 558-6315)
2141 CHESTNUT STREET - south side between Steiner and Pierce Streets; Lot 20 in Assessor's Block 0490 - **Request for Conditional Use** authorization under Sections 186.1 and 303 of the Planning Code to convert a vacant movie theater (formerly known as Century Cinema 21) and three small retail storefronts to a single retail use (to be occupied by Walgreens) and two small movie theaters on the second floor/mezzanine, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

Journal of the American Medical Association

PUBLISHED WEEKLY
Subscription price, \$5.00 per annum in advance

Vol. 100, No. 1

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January

1958

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**ADDENDUM
SAN FRANCISCO
PLANNING COMMISSION**

Notice of Meeting

&

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 27, 2005**

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

JAN 24 2005

SAN FRANCISCO
PUBLIC LIBRARY

03-24-05A10:11 R0VB

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

G. REGULAR CALENDAR

26. 2004.1106D (S. SNYDER: (415) 558-6543)
252 HOLYOKE STREET - east side between Felton and Burrows Streets; Lot 6 in Assessor's Block 5976 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.19.5209, proposing vertical and horizontal front and rear additions to the single-family dwelling in an RH-1 (House, One-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed.
(Continued from Regular Meeting of January 6, 2005)

EXHIBIT

STATE OF NEW YORK

IN SENATE

JANUARY 1, 1901

REPORT

OF THE

COMMISSIONERS

OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION

PASSED BY THE SENATE

APRIL 1, 1899

RELATIVE TO THE

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**ADDENDUM-2
SAN FRANCISCO
PLANNING COMMISSION**

Notice of Meeting

&

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, January 27, 2005

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

JAN 25 2005

SAN FRANCISCO
PUBLIC LIBRARY

01-25-05P02:27 RCV0

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

G. REGULAR CALENDAR

1. (A.GHOSH: (415) 558-6282)
DELEGATION AGREEMENT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY - Consideration of a motion to authorize the Director of Planning to enter into an agreement with the Redevelopment Agency establishing delegation of authority between the two agencies regarding Regulation of Land Use and Urban Design within the Transbay Redevelopment Project.

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 3, 2005
1:30 PM
Regular Meeting**

DOCUMENTS DEPT.

JAN 31 2005

SAN FRANCISCO
PUBLIC LIBRARY

01-31-05A10:17 KCVJ

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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11:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.1008D (W. HASTIE: (415) 558-6381)
91 BENNINGTON STREET- north side between Cortland and Eugenia Avenues, Lot 18 in Assessor's Block 5666 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all dwelling unit mergers, of Permit Application No. 2004.0602.5366; the proposal is to expand the existing ground floor retail business (Red Hill Books) which will significantly reduce the square footage of the dwelling unit located behind the retail space and result in the de facto removal of that unit. The subject property is zoned NC-2 (Small-Scale Neighborhood Commercial) District and is in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Proposed for Continuance to February 10, 2005)
2. 2004.0858C (D. DiBARTOLO: (415) 558-6291)
766 VALLEJO STREET - north side between Powell and Stockton Streets; Lot 043 in Assessor's Block 130 - **Request for Conditional Use Authorization** pursuant to Section 722.83 of the Planning Code to install and operate a wireless telecommunication facility for AT&T Wireless Service, roof-mounted on the existing building comprising a parking garage and police station. Under the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the property is a Preferred Location Preference 2, as a co-location site of previously approved antenna installations. The proposal is to install six panel antennas at three different locations on the roof of the approximately 67-foot high building. Related equipment would be placed on the fourth floor level within the parking garage a basement storage area. The property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to April 7, 2005)
3. 2004.0945C (J. PURVIS: (415) 558-6354)
695 BRYANT STREET - southeast corner at 5th Street; Lot 047 in Assessor's Block 3777 - **Request for Conditional Use** Authorization under Planning Code Section 890.50 for the intensification of a homeless shelter from a 205-bed capacity to a 345-bed capacity within an existing two-story-over-basement building. The site is within an SLI (Service/Light Industrial) Mixed Use District, a 50-X Height and Bulk District and is within the Industrial Protection Zone under Planning Commission Resolution No. 16202.
Preliminary Recommendation: Pending
(Proposed for Continuance to April 14, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. Informational presentation of currently proposed changes to the First Congregational Church project at 1300 Polk Street, northeast corner at Bush Street, Conditional Use authorization of Case 2002.1010C, approved by the Planning Commission on July 31, 2003.
8. Discussion of conditions under which the Zoning Administrator can make changes to projects previously approved by the Commission, and whether or not those projects should be brought back before them.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

9. (LORI YAMAGUCHI)
UCSF INSTITUTIONAL MASTER PLAN - Informational presentation on the University of California, San Francisco (UCSF) Long Range Development Plan (LRDP) Amendment on Hospital Replacement. UCSF proposes to amend its LRDP to recommend future clinical uses and development at Parnassus Heights, Mission Bay and Mount Zion in order to replace some of UCSF Medical Center's inpatient facilities now at Parnassus Heights and Mount Zion.
- 10a. 2004.0884D (G. NELSON: (415) 558-6257)
1517 IRVING STREET - south side between 16th and 17th Avenues; lot 047 in Assessor's Block 1771 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.04.13.1124, proposing to demolish a one-story (over uninhabitable ground floor), single-family dwelling in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The two-family dwelling is located at the front of the lot. There is a related proposal (2004.0855D) to construct a four-story, three-family dwelling with three off-street parking spaces.
 Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
 (Continued from Regular Meeting of January 27, 2005)
- 10b. 2004.0885D (G. NELSON (415) 558-6257)
1517 IRVING STREET - south side between 16th and 17th Avenues; lot 047 in Assessor's Block 1771 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.04.13.1125, proposing to construct a four-story, three-family residential structure with three off-street parking spaces in the Inner Sunset Neighborhood Commercial District and a 40-X Height and

Bulk District. There is a related proposal (2004.0884D) to demolish the single-family dwelling at the rear of the lot.

Preliminary Recommendation: Do not take Discretionary Review and approve the new construction

(Continued from Regular Meeting of January 27, 2005)

11. 2004.0560E (J. NAVARRETE: (415) 558-5975)
787 BRANNAN STREET (aka 785 BRANNAN STREET; aka 100 GILBERT STREET) - **Appeal of Preliminary Negative Declaration** - The proposed project is the construction of a five-story, approximately 50-foot tall, 29,653 gross-square-foot (gsf) residential building with 56 single room occupancy (SRO) units. The ground floor would contain a lobby, a manager's office, a community room for the residents and 8 SROs. The second through fifth floors would include 12 SRO units on each. No off-street parking or off-street loading would be provided. A 900-square-foot roof deck would be provided as common usable open space meeting the requirements of the Planning Code. The project site is 6,124 square feet in size and currently used as a 20-space surface parking lot, located on the northeast corner of Brannan Street and Gilbert Street in the South of Market District. Pedestrian access to the building lobby and the community room would be through one door mid-lot on Brannan Street. All of the units would be rental units designated as permanently affordable to households with income not exceeding 50% of the City's median income. The project site is zoned SLI (Service Light Industrial) and is within a 50-X height and bulk district. Conditional Use authorization is required for SRO units in the SLI district, and parking, rear yard, and permitted obstruction variances would be required for the proposed project.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of January 20, 2005)
- 12a. 2004.0560EKCVD (D. SIDER: (415) 558-6697)
787 BRANNAN STREET (aka 785 BRANNAN STREET; aka 100 GILBERT STREET) - southwest corner of Gilbert Street; Lot 018 in Assessor's Block 3784 - **Request for Conditional Use Authorization** to allow the construction of Single Room Occupancy (SRO) units in a Service/Light Industrial (SLI) Zoning District pursuant to Planning Code Section 817.16. The proposal would construct a new five-story building containing fifty-six SRO dwelling units, each of approximately 400 gross square feet, on a vacant parcel currently used for parking. The property is within an Service/Light Industrial (SLI) Zoning District, an Industrial Protection Zone (IPZ) as set forth in Planning Commission Resolution 16202, and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 20, 2005)
- 12b. 2004.0560EKCVD (D. SIDER: (415) 558-6697)
787 BRANNAN STREET (aka 785 BRANNAN STREET; aka 100 GILBERT STREET) - southwest corner of Gilbert Street; Lot 018 in Assessor's Block 3784 - Request for (1) a Modification of rear yard requirements pursuant to Code Section 134(e)(1) and 307(g), and (2) Variances from [a] permitted obstruction limits for bay windows set forth in Code Section 136(c)(2)(B) and 136(c)(2)(D) and [b] off-street parking requirements set forth in Code Section 151. A **Variance from parking requirements** is required because no off-street parking spaces are proposed while the Code would require three spaces. A **Variance from permitted obstruction limits** is required because bay windows of a maximum depth of three feet and maximum width of sixteen feet are proposed while the Code would limit maximum depth of some bay windows to two feet and maximum width to between nine and fifteen feet. A **Modification of rear yard requirements** is required because intermittent yard spaces of no more than five feet in depth are proposed while the Code would require a rear yard of at least fifteen feet. The proposal would construct a new five-story building containing fifty-six SRO dwelling units, each of approximately 400

gross square feet, on a vacant parcel currently used for parking. The property is within an Service/Light Industrial (SLI) Zoning District, an Industrial Protection Zone (IPZ) as set forth in Planning Commission Resolution 16202, and a 50-X Height and Bulk District.
(Continued from Regular Meeting of January 20, 2005)

- 12c. 2004.0560EKCVD (D. SIDER: (415) 558-6697)
787 BRANNAN STREET (aka 785 BRANNAN STREET; aka 100 GILBERT STREET) - southwest corner of Gilbert Street; Lot 018 in Assessor's Block 3784 - **Mandatory Discretionary Review** of a project which would create housing within an Industrial Protection Zone (IPZ), as required under Commission Resolution 16202 for all such projects. The proposal would construct a new five-story building containing fifty-six SRO dwelling units, each of approximately 400 gross square feet, on a vacant parcel currently used for parking. The property is within an Service/Light Industrial (SLI) Zoning District, an Industrial Protection Zone (IPZ) as set forth in Planning Commission Resolution 16202, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve Project.
(Continued from Regular Meeting of January 20, 2005)
13. 2004.1106D (S. SNYDER: (415) 558-6543)
252 HOLYOKE STREET - east side between Felton and Burrows Streets; Lot 6 in Assessor's Block 5976 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.19.5209, proposing vertical and horizontal front and rear additions to the single-family dwelling in an RH-1 (House, One-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed.
(Continued from Regular Meeting of January 27, 2005)
- 14a. 2004.0420MR (J. SWITZKY: (415) 575-6815)
SAN FRANCISCO BICYCLE PLAN - **Consideration of adoption of proposed amendments to the General Plan** under the provisions of Sections 340 and 306.3(b)(3) of the Planning Code. The proposed amendments would incorporate the Bicycle Plan in whole by reference into the General Plan and amend sections of the General Plan that are relevant to bicycling, including the Transportation Element and Downtown Area Plan, according to the goals of the Bicycle Plan. The San Francisco Bicycle Plan is the result of a two-year collaborative planning process involving the Department of Parking and Traffic, the San Francisco County Transportation Authority, the San Francisco Bicycle Coalition and many other agencies and organizations.
Preliminary Recommendation: Approve the Draft Resolution
(Continued from Regular Meeting of January 27, 2005)
- 14b. 2004.0420MR (J. SWITZKY: (415) 575-6815)
SAN FRANCISCO BICYCLE PLAN - The Commission will consider a resolution to **adopt General Plan conformity findings** for the San Francisco Bicycle Plan: Policy Framework.
Preliminary Recommendation: Approve the Draft Resolution finding the San Francisco Bicycle Plan: Policy Framework in conformity with the General Plan, as amended.
(Continued from Regular Meeting of January 27, 2005)
15. 2004.0656C (S. SNYDER: (415) 558-6543)
3579 FOLSOM STREET - southeast corner at Chapman Street, Lot 42 in Assessor's Block 5627 - **Request for Conditional Use** Authorization under Section 121 of the Planning Code for the creation of one lot with a width of less than 25 feet in an RH-1

(House, Single Family) District, and a 40-X Height and Bulk District, and the Bernal Heights Special Use District.

Preliminary Recommendation: Disapproval

(Continued from Regular Meeting of January 27, 2005)

16. 2004.0849C M. WOODS: (415) 558-6315)
1720-1730 FULTON STREET - north side between Central and Masonic Avenues; Lot 30 in Assessor's Block 1175 - **Request for Conditional Use** authorization under Sections 303 and 352 of the Planning Code to modify a condition previously imposed in Motion No. 14807 for Case No. 1998.0318C (the approval of the Petri Plaza). The proposal would modify Condition No. 30 of the Motion to allow the project sponsor to merge two small storefronts at the Petri Plaza for leasing to a financial service establishment (Washington Mutual Bank), rather than to a local independent merchant. The project is within an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of January 20, 2005)
17. 2004.1321C (M. LI: (415) 558-6396)
1327 POLK STREET - southwest corner at Austin Street, Lot 003 in Assessor's Block 0667 - **Request for Conditional Use Authorization** to establish a retail wine store (dba "S.N.O.B.") classified under Article 7 as a "Liquor Store," of approximately 1,000 square feet with a wine tasting room, classified as a "Bar," in an existing commercial space that has been vacant for about six years. There will be no physical expansion of the existing building or commercial space. The site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
18. 2001.0772C (B. FU: (415) 558-6613)
3318 MISSION STREET - west side, between 29th and 30th Streets, Lot 003 in Assessor's Block 6635 - **Request for Conditional Use** Authorization under Planning Code Sections 712.38 and 790.84, to allow a residential conversion of the existing dwelling unit on the second level of a two-story building into a banquet hall and to relocate the existing unit to a new proposed third level in a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 27, 2005)
19. 2004.0305C (D. JONES: (415) 558-6477)
1111 JUNIPERO SERRA BOULEVARD - southeast corner of the intersection Shields Street and Junipero Serra Boulevard, Lot 024 in Assessor's Block 7080 - **Request for Conditional Use** Authorization to allow the installation of six (6) panel antennas concealed into the base of the existing church steeple (Temple Methodist Church), and install three outdoor equipment cabinets located on the south side of the church as part of a wireless telecommunication network, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with Conditions
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F. PUBLIC COMMENT

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respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

It is the intent of the Planning commission to hold a public hearing to discuss their rules and regulations on Thursday, February 10, 2005.

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 10, 2005
2:00 PM
Regular Meeting**

DOCUMENTS DEPT.

FEB - 7 2005

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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2:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

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The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2001.0249EKCV (K. AMDUR: (415) 558-6351)
605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 007 in Assessor's Block 0226 - **Determination of Compliance under the California Environmental Quality Act**, as described in the Final Mitigated Negative Declaration for the addition of one four-story residential unit to an existing 2-story commercial building. Conditional Use authorization is required for the construction of a building greater than 35 feet tall in this zoning district. Both parking and a rear yard/site coverage variances would be required and will be considered concurrently by the Zoning Administrator. Required open space would be provided on a rooftop terrace. The site is in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District.
Preliminary Recommendation: Adopt the CEQA Findings
(Continued from Regular Meeting of November 18, 2004)
NOTE: On December 9, 2004, following public testimony, the Commission continued the matter to February 10, 2005 by a vote of +6 -0. Commissioner William Lee was absent.
(Proposed for Continuance to February 24, 2005)
- 1b. 2001.0249EKCV (K. AMDUR: (415) 558-6351)
605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 007 in Assessor's Block 0226 - **Request for a Conditional Use** authorization for a building exceeding 35 feet in height. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site. No parking would be provided. Both parking and a rear yard/site coverage variances would be required and will be considered concurrently by the Zoning Administrator. Required open space would be provided on a rooftop terrace. The site is in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 18, 2004)
NOTE: On December 9, 2004, following public testimony, the Commission continued the matter to February 10, 2005 by a vote of +6 -0. Commissioner William Lee was absent.
(Proposed for Continuance to February 24, 2005)
- 1c. 2001.0249EKCV (K. AMDUR: (415) 558-6351)
605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 - **Request for a Variances** for rear yard/site coverage and

parking for a building. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The addition, like the existing commercial building, would entirely cover the small lot, where 75% maximum site coverage is permitted as of right. No parking is proposed, where one new space is required. The site is in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District.

(Continued from Regular Meeting of November 18, 2004)

NOTE: On December 9, 2004, following public testimony, the Zoning Administrator continued the matter to February 10, 2005.

(Proposed for Continuance to February 24, 2005)

2. 2004.1190D (D. SIROIS: (415) 558-6313)
1523 21ST AVENUE - west side, Kirkham & Lawton & Church, Lot 003, Assessor's Block 1867 - **Request for Discretionary Review** of Building Permit Application 2004.04.19.1671, to construct a two-story horizontal addition to the rear of the existing single-family dwelling located in an RH-1 (Residential, Single-Family) District and in a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve project with modifications.
(Proposed for Continuance to March 3, 2005)

3. 2004.0876C (G. NELSON: (415) 558-6257)
2000 VAN NESS AVENUE - northeast corner at the intersection of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595 - **Request for Conditional Use** authorization pursuant to Section 209.6(b) of the Planning Code to install a total of six (6) antennas and related equipment cabinets on the roof of an existing 100-foot tall commercial structure, known as the Medical Arts Building, as part of AT&T's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
 Preliminary Recommendation: Pending
(Proposed for Continuance to March 10, 2005)

4. 2005.0007D (G. CABEROS: (415) 558-6169)
2506 UNION STREET - north side between Scott and Divisadero Streets, Lot 005 in Assessor's Block 0945 - **Request for Discretionary Review** of Building Permit Application 2004.07.15.8925 proposing to construct a three-story horizontal addition at the rear of the existing single-family residence in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Pending
(Proposed for Continuance to March 17, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of December 9, 2004
 - Draft Minutes of Planning Director Subcommittee for December 16, 2004
 - Draft Minutes of Regular Meeting of December 16, 2004
 - Draft Minutes of Special Meeting of January 6, 2005
 - Draft Minutes of Regular Meeting of January 6, 2005

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

(D. MACRIS: (415) 558-6411)

9. PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2005-2006 – Consideration of approval of a draft resolution adopting the Planning Department's Proposed Work Program and Budget for Fiscal Year 2005-2006.

10. (G. NELSON (415) 558-6257)

UC BERKELEY EXTENSION REUSE POLICY GUIDE: INFORMATIONAL PRESENTATION - Informational presentation to review the recently released Planning Department document: "A Policy Guide to Considering Reuse of the UC Berkeley Extension Laguna Street Campus," and a brief overview of the *Guide's* place in the Better Neighborhoods Market and Octavia Neighborhood Plan process. Staff will brief the Commission on the contents of the *Guide* and issues surrounding the possible redevelopment of this six-acre parcel bounded by Hermann, Buchanan, Laguna and Haight Streets.

Preliminary Recommendation: No Action

11. 2004.1008D (W. HASTIE: (415) 558-6381)

91 BENNINGTON STREET - north side between Cortland and Eugenia Avenues, Lot 18 in Assessor's Block 5666 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all dwelling unit mergers, of Permit Application No. 2004.0602.5366; the proposal is to expand the existing ground floor retail business (Red Hill Books) which will significantly reduce the square footage of the dwelling unit located behind the retail space and result in the de facto removal of that unit and substitution for a smaller unit. The subject property is zoned NC-2 (Small-Scale Neighborhood Commercial) District and is in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Continued from Regular Meeting of February 3, 2005)

12. 2004.1246D (E. TOPE: (415) 558-6316)

2716-2718 PINE STREET - north side between Divisadero and Broderick Streets; Lot 012 in Assessor's Block 1028 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.10.05.5956S, proposing to merge three dwelling units to two dwelling units in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the application.

13. 2004.1091C (S.YOUNG: (415) 558-6346)
1639 IRVING STREET - south side between 17th and 18th Avenues; Lot 010 in Assessor's Block 1772 - **Request for Conditional Use** authorization under Section 730.42 of the Planning Code to convert approximately 1000 square feet of vacant commercial retail space located at the ground floor of an existing three-story commercial building, to a full-service restaurant (primarily serving Asian inspired snacks and desserts) in the Inner Sunset Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The project will involve tenant improvements that include a small dining area with a capacity of serving approximately 25 customers, preparation area, and service counter. No exterior modifications will be made to the existing building envelope.
Preliminary Recommendation: Approval with Conditions
14. (L. AVERY: (415) 558-6407)
PLANNING COMMISSION RULES AND REGULATIONS - The Planning Commission will hold a public hearing to discuss and possibly amend their rules and regulations.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 17, 2005
1:00 PM

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02-14-05 A08:25:00

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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San Francisco Lobbyist Ordinance

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Accessible Meeting Policy

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information which a majority deems to be in the public interest.

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 10, 2005
1:00 PM

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FEB - 7 2005

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02-07-05P02-39 RCVL

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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1:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. EXECUTIVE SESSION

1. PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning, discuss setting up interview schedules, and discuss the schedule for nominating and forwarding to the Mayor a list of candidates for appointment to the position of Director.

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 24, 2005
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

FEB 22 2005

SAN FRANCISCO
PUBLIC LIBRARY

02-22-05A09-17 RCYD

Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0458E (J. NAVARRETE: (415) 558-5975)
566 SOUTH VAN NESS AVENUE - Appeal of Preliminary Negative Declaration - The proposed project would include demolition of an existing 4,344 gross-square-foot, one-story retail/commercial building and rear storage building and construction of a five-story, 50-foot-tall mixed-use building which would contain 32 residential units on the second through fifth floors and retail/commercial use on the ground floor. The residential use would be 27,491 gross square feet (gsf) in area, and the retail/commercial space would be 4,344 gsf in size. The ground floor and basement levels would include 32 parking spaces designated for the residential use with ingress and egress from South Van Ness Avenue. The ground floor would contain the commercial space and residential lobby. The 12,253-square-foot site is located within the C-M (Heavy Commercial) zoning district and within a 50-X height and bulk district. The proposed project requires a conditional use authorization for residential use in the C-M district.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of February 17, 2005)
(Proposed for Continuance to March 3, 2005)
- 2a. 2004.0458C (M. SNYDER: (415) 575-6891)
566 SOUTH VAN NESS AVENUE - west side between 16th Street and 17th Street, Block 3570 in Assessor's Lot 005 - **Request for Conditional Use** authorization to allow 32 dwelling units in a C-M District, under Planning Code Sections 215. The subject property is within an C-M (Heavy Commercial) District, a 50-X Height and Bulk District, and a PDR/ Housing Overlay Zone as designated in the Eastern Neighborhoods Interim Policies (Planning Commission Resolution 16727).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 17, 2005)
(Proposed for Continuance to March 3, 2005)
- 2b. 2004.0458V (M. SNYDER: (415) 575-6891)
566 SOUTH VAN NESS AVENUE - west side between 16th Street and 17th Street, Block 3570 in Assessor's Lot 005 - **Request for an Exposure Variance** to allow eight of the proposed 32 dwelling units to face (or have exposure to) an open space that does not meet the specification requirements of Planning Code Section 140. The subject property is within an C-M (Heavy Commercial) District, a 50-X Height and Bulk District, and a PDR/ Housing Overlay Zone as designated in the Eastern Neighborhoods Interim Policies (Planning Commission Resolution 16727).
(Continued from Regular Meeting of February 17, 2005)
(Proposed for Continuance to March 3, 2005)

- 3a. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.03.07.3680 to demolish an existing two-story two-family dwelling (the project also proposes the construction of a new two-family dwelling) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
(Continued from Regular Meeting of January 27, 2005)
(Proposed for Continuance to March 3, 2005)
- 3b. 2004.0682D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2001.03.07.3684 for the new construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking spaces.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of January 27, 2005)
(Proposed for Continuance to March 3, 2005)
4. 2004.1158D (B. FU: (415) 558-6613)
877 CAROLINA STREET - east side between 20th and 22nd Streets; Lot 026 in Assessor's Block 4097 - Requested **Discretionary Review** of Building Permit Application No. 2004.07.16.9070 proposing to construct an one-story vertical addition to the existing one-story over garage single-family dwelling, within a RH-2 (Residential House, Two-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to March 10, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption:
- Draft Minutes of Regular Meeting of October 14, 2004
 - Draft Minutes of Planning Director Subcommittee for October 14, 2004
 - Draft Minutes of Regular Meeting of October 21, 2004
 - Draft Minutes of Regular Meeting of October 28, 2004
 - Draft Minutes of Planning Director Subcommittee for October 28, 2004
6. Commission Comments/Questions
- C. DIRECTOR'S REPORT
7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 9a. 2004.0884D (G. NELSON: (415) 558-6257)
1517 IRVING STREET - south side between 16th and 17th Avenues; lot 047 in Assessor's Block 1771 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.04.13.1124, proposing to demolish a one-story (over uninhabitable ground floor), single-family dwelling in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The two-family dwelling is located at the front of the lot. There is a related proposal (2004.0855D) to construct a four-story, three-family dwelling with three off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
(Continued from Regular Meeting of February 3, 2005)
NOTE: On February 3, 2005, following public testimony the Commission entertained a motion to disapprove by a vote +3 -2, the motion failed to carry. Commissioners Hughes and W. Lee were absent. The matter was continued to February 24, 2005, by a vote +5 -0, to allow absent commissioners the opportunity to participate in the final action.
- 9b. 2004.0885D (G. NELSON (415) 558-6257)
1517 IRVING STREET - south side between 16th and 17th Avenues; lot 047 in Assessor's Block 1771 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.04.13.1125, proposing to construct a four-story, three-family residential structure with three off-street parking spaces in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. There is a related proposal (2004.0884D) to demolish the single-family dwelling at the rear of the lot.
Preliminary Recommendation: Do not take Discretionary Review and approve the new construction
(Continued from Regular Meeting of February 3, 2005)
NOTE: On February 3, 2005, following public testimony the Commission entertained a motion to disapprove by a vote +3 -2, the motion failed to carry. Commissioners Hughes and W. Lee were absent. The matter was continued to February 24, 2005, by a vote +5 -0, to allow absent commissioners the opportunity to participate in the final action.
- 10a. 2001.0249EKQV (K. AMDUR: (415) 558-6351)
605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 007 in Assessor's Block 0226 - **Adoption of a Mitigated Negative Declaration and Request for a Conditional Use** authorization for a building exceeding 35 feet in height. The proposal is to add one four-story dwelling unit to an existing one-story commercial

building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site. No parking would be provided. Both parking and a rear yard/site coverage variances would be required and will be considered concurrently by the Zoning Administrator. Required open space would be provided on a rooftop terrace. The site is in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District.

Preliminary Recommendation: Adoption of Mitigated Negative Declaration and Approval of Conditional Use authorization with Conditions

(Continued from Regular Meeting of February 10, 2005)

NOTE: On December 9, 2004, following public testimony, the Commission continued the matter to February 10, 2005 by a vote of +6 -0. Commissioner William Lee was absent.

NOTE: On February 10, 2005, this item was continued to February 24, 2005.

- 10b. 2001.0249EKCV (K. AMDUR: (415) 558-6351)
605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 - **Request for a Variances** for rear yard/site coverage and parking for a building. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The addition, like the existing commercial building, would entirely cover the small lot, where 75% maximum site coverage is permitted as of right. No parking is proposed, where one new space is required. The site is in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District.
(Continued from Regular Meeting of February 10, 2005)
NOTE: On December 9, 2004, following public testimony, the Zoning Administrator continued the matter to February 10, 2005.
NOTE: On February 10, 2005, this item was continued to February 24, 2005.

11. 2005.0128U (M. CORRETTE: (415) 558-6295)
1886 MISSION STREET - west side between 14th and 15th Streets, Lot 003 in Assessor's Block 3547 - **Appeal of Inner Mission North survey findings** - Following the Landmarks Boards' Public Review Process for Cultural Resource Survey findings, the Planning Commission must review written objections to the Inner Mission North Cultural Resource Survey Phase II (California Department of Parks and Recreation Survey Forms - DPR 523A and 523B) survey findings as presented by property owner. The Commission is requested to evaluate the owner's objection to the proposed California Historic Resources Status Code (CHRSC) assigned to the property at 1886 Mission Street. It should consider and adopt a resolution to either: 1) endorse the evaluation and the CHRSC rating that found the property to be individually eligible for the California Register (3CS), or 2) determine, based on historical evidence and evaluation criteria, an alternate CHRSC status code.
Preliminary Recommendation: Adopt a resolution upholding the evaluation and Status Code of 3CS as recommended by the Landmark's Board.
NOTE: On February 17, 2005, following testimony, the Commission passed a motion of intent to not endorse the CHRSC rating of 3CS and determined an alternate rating of 6L by a vote +4-2. Commissioners Alexander and Sue Lee voted no. Commissioner Bradford-Bell was absent.

G. REGULAR CALENDAR

12. (D. MACRIS: (415) 558-6411)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2005-2006 - Consideration of approval of a draft resolution adopting the Planning Department's Proposed Work Program and Budget for Fiscal Year 2005-2006.
(Continued from Regular Meeting of February 10, 2005)
13. 2005.0155U (C. NIKITAS: (415) 558-6306)
BRIEFING ON THE POLICY REQUIRING DISCRETIONARY REVIEW OF RESIDENTIAL DEMOLITIONS - A presentation outlining the Planning Commission's current "Temporary Policy" for Mandatory Discretionary Review of Dwellings proposed for demolition, and the criteria it comprises, a discussion of the efficacy and effects of the policy, and preliminary recommendations for revised elements to be adopted in the future as a long term policy, following a two-month period of review and public comment.
Preliminary Recommendation: Informational presentation - no action to be taken
14. 2004.0601C (T. TAM: (415) 558-6325)
299 DOLORES STREET - northeast corner of Dolores and 16th Streets, Lot 25 in Assessor's Block 3556 - **Request for a Conditional Use** authorization by Holy Family Day Home pursuant to Planning Code Sections 209.3 and 303 to amend a previously approved Conditional Use authorization. The previously approved Conditional Use authorization (Case No. 1997.823CE) was for the construction of a two-story childcare facility serving approximately 150 children. The new proposal is for the construction of a three-story childcare facility with the same number of children. The property is in the RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
15. 2004.1268C (S.YOUNG: (415) 558-6346)
118 UNION STREET - north side between Fillmore and Webster Streets; Lot 011 in Assessor's Block 0533 - **Request for Conditional Use** authorization under Sections 745.45 and 303 of the Planning Code to convert approximately 1,800 square feet of vacant commercial retail space located at the basement level of an existing two-story over basement commercial building, to a retail wine and gift store ("Wine Styles") in the Union Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.
Preliminary Recommendation: Approval with Conditions
16. 2004.0396E (J. NAVARRETE: (415) 558-5975)
30 DORE STREET - **Appeal of Preliminary Negative Declaration** - The proposed project is the demolition of an existing one-story, approximately 8,000-gross-square-foot (gsf) industrial building, and the construction of a 50-foot-tall five-story building that would contain 42 residential units and a one-level basement garage with 42 parking spaces. Parking and pedestrian access would be from Dore Street. The approximately 36,400gsf building would cover about three-quarters of the 8,500 square-foot site with approximately 2,100 square feet of rear yard. The project site is on Lot 24A in Assessor's Block 3518, on the west side of Dore Street, which is a street that bisects north-south the block bounded by Howard, 9th, Folsom and 10th Streets. The proposed project site is zoned SLR (Service/Light Industrial/Residential Mixed Use) in the South of Market neighborhood and is in the 50-X Height and Bulk District.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
17. 2002.0954E (A. AGUILAR: (415) 558-5973)
1234 HOWARD STREET - **Certification of a Final Environmental Impact Report**: The proposed project would involve the demolition of a vacant, light-industrial building totaling

8,250 gross square feet (gsf) and construction of a five-story residential building. The existing building proposed to be demolished is an historical resource for purposes of the California Environmental Quality Act (CEQA) because it is rated as a Category III (Contributory) building under Article 11 of the San Francisco Planning Code, an adopted local register. The proposed building would be 33,340 gsf in building floor area and would have 18 dwelling units. The proposed project would provide 18 off-street parking spaces for the residential units. The project site at 1234 Howard Street (Assessor's Block 3728, Lot 014) is approximately 8,250 square feet in size and located about mid-block on the northern side of Howard Street in the South of Market neighborhood in the block bounded by Howard, Eighth, Natoma, and Ninth Streets. The project site is zoned SLR (Service/Light Industrial/Residential) and within a 50-X height/bulk district

Preliminary Recommendation: Certify the Final Environmental Impact Report.

Please note that the public review period for the Draft Environmental Impact Report ended at 5:00 pm, October 19, 2004.

18. 2005.0076T (D. SIDER: (415) 558-6697)
ESTABLISHING ADDITIONAL AFFORDABILITY REQUIREMENTS FOR SRO UNITS - Consideration of an Ordinance amending Planning Code Section 890.88 to define a Single Room Occupancy (SRO) unit as a unit that is affordable to very low income or extremely low income households and making findings of consistency with Planning Code Section 101.1 and the General Plan.
19. 2005.0058T (P. LORD: (415) 558-6311)
PROHIBITING DOWNTOWN PARK FUND MONIES FOR PARKING GARAGES - Consideration of an Ordinance amending Planning Code Section 139 to prohibit the use of Downtown Park Fund monies for construction or financing of parking garages; making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
20. 2004.1145C (R. CRAWFORD: (415) 558-6358)
2609 JUDAH STREET - south side between 31st and 32nd Avenues Assessor's Block 1822 Lot 034 - **Request Conditional Use** Approval under Planning Code Section 161.(j) for a reduction of 6 off street parking spaces required for dwellings for a Project that will replace 6 of 10 existing off street parking spaces in a building containing 10 dwelling units, with ground floor commercial space. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
21. 2004.0904D (R. CRAWFORD: (415) 558-6358)
364 WINDING WAY - north side between Drake and Prague Streets, Assessor's Block 6479 Lot 012. **Request for Discretionary Review** of Building Permit Application No. 2004.0308.8029, to construct a three story addition to the rear of the existing two to three story dwelling, in an RH-1 (D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Modify the Project.
(Continued from Regular Meeting of January 20, 2005)
- 22a. 2004.1115D (G. NELSON: (415) 558-6257)
1598 SHRADER STREET - east side between Carmel Street and Belgrave Avenue; lot 021 in Assessor's Block 1294 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.07.06.8059, proposing to demolish a two-story single-family dwelling in the RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District. The dwelling is located at the rear of the lot. There is a related proposal

(2004.1120D) to construct a three-story, single-family dwelling with two off-street parking spaces.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition

- 22b. 2004.1120D (G. NELSON (415) 558-6257)
1598 SHRADER STREET - east side between Carmel Street and Belgrave Avenue; lot 021 in Assessor's Block 1294 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.07.06.8065, proposing to construct a three-story, single-family dwelling with two off-street parking spaces in the RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal (2004.1115D) to demolish the single-family dwelling at the rear of the lot. Preliminary Recommendation: Do not take Discretionary Review and approve the new construction
23. 2004.1194 (D. DiBARTOLO: (415) 558-6291)
1056 - 1062 GREENWICH STREET - north side between Leavenworth and Jones Streets, Lot 007 in Assessor's Block 0072 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2004.09.20.4619, proposing to convert the number of residential units in the structure from five to four units by removing one dwelling at the basement level of the three-story over basement structure, within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review And Disapprove The Project.
24. 2005.0046D (G. CABREROS: (415) 558-6169)
1935 PACIFIC AVENUE - south side between Gough and Octavia Streets; Lot 014 in Assessor's Block 0592 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.28.9982 proposing a rear horizontal addition at the level of the existing partial third floor and within the footprint of the existing single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve.
25. 2004.1192DDDD (B. FU: (415) 558-6613)
455 PENNSYLVANIA AVENUE - east side between 19th and 20th Streets; Lot 003B in Assessor's Block 4063 - **Staff-Initiated Discretionary Review** and three public requested Discretionary Reviews of Building Permit Application No. 2004.05.12.3718 proposing to construct a two-story vertical addition to the existing one-story over garage single-family dwelling, within a RH-2 (Residential House, Two-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve Project with Modifications

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 3, 2005**

**1:30 PM
Regular Meeting**

DOCUMENTS DEPT.

FEB 28 2005

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.1169C (C. NIKITAS: (415) 558-6306)
1251 THOMAS AVENUE - west side between Ingalls and Hawes Streets, Lot 030, in Assessor's Block 4807 - **Request for Conditional Use** authorization to operate a fenced vehicle storage yard and towing business as defined in Sections 223(t) & (u), pursuant to Section 249.15(b)(2), located on a site in an M-1 (Light Industrial) zoning district and the Restricted Light Industrial Special Use District and a 40-X height and bulk district.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 20, 2004)
(Proposed for Continuance to March 10, 2005)
2. 2003.0869E (J. NAVARRETE: (415) 558-5975)
88 FIFTH STREET - THE OLD U.S. MINT - **Appeal of Preliminary Mitigated Negative Declaration** - The proposed project is the rehabilitation plus seismic upgrade and addition to the United States Old Mint located at 88 Fifth Street in downtown San Francisco (Assessor's Block 3704, Lot 11). The approximately 86,300-gross-square-foot (gsf) building is proposed for use as a City History Museum (77,300 gsf) with secondary uses being retail (restaurant, bar, and gift shops) and office uses. The project site is located on the northwest corner of Fifth and Mission Streets and bounded by Fifth, Mission, Mint, and Jessie Streets. Additional square footage and an additional story would be added within the interior courtyard with a glass roof over the courtyard, at about 10,000 gsf. The project would include closure of Jessie Street to vehicles, between Mint and Fifth Streets, to be used for outdoor restaurant seating. The project site is approximately 45,515 sq. ft., is zoned P (Public) within a 90-X height and bulk district, and within the Mid-Market St. Revitalization and Conservation District. Transaction document approvals would be required from the Board of Supervisors, and a Certificate of Appropriateness would be required by the Landmarks Preservation Advisory Board.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Proposed for Continuance to April 7, 2005)
3. 2004.0389D (J. PURVIS: (415) 558-6354)
684 ARKANSAS STREET - west side between 20th and 22nd Streets; Lot 016 in Assessor's Block 4098 - **Request for Discretionary Review** of Building Permit Application No. 2003.05.22.5290 proposing the conversion of a single-family dwelling to a two-family dwelling with vertical and horizontal extensions. The site is in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of January 20, 2004)
(Proposed for Continuance to April 14, 2005)

4. 2004.0916L (M. SNYDER: (415) 575-6891)
900 INNES AVENUE - northeast side between Griffith and Winters Point Boulevard. Assessor's Block 4646 and Lot 007 - **Request for Landmark Designation** under Planning Code Sections 1004.1, 1004.2 as City Landmark No. 250. The subject property is within an NC-2 (Neighborhood Commercial - Small Scale) District and a 40-X Height and Bulk District.
(Proposed for Continuance to April 21, 2005)
- 5a. 2004.0032D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296, proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Pending
(Continued from Regular Meeting of January 20, 2004)
(Proposed for Indefinite Continuance)
- 5b. 2004.0033D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review new construction to replace demolished, of Building Permit Application No. 2002.10.17.9298, proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Pending
(Continued from Regular Meeting of January 20, 2004)
(Proposed for Indefinite Continuance)
6. 2004.0468DD (M. SMITH:: (415) 575-6322)
346 DUNCAN STREET - north side between Sanchez and Church Streets, Lot 051 in Assessor's Block 6592 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.25.5699, proposing to construct a vertical and horizontal addition on a single-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
DISCRETIONARY REVIEW WITHDRAWN
7. 2004.1190D (D. SIROIS: (415) 558-6313)
1523 21ST AVENUE - west side, between Kirkham & Lawton Streets, Lot 003, Assessor's Block 1867 - **Request for Discretionary Review** of Building Permit Application 2004.04.19.1671, to construct a two-story horizontal addition to the rear of the existing single-family dwelling located in an RH-1 (Residential, Single-Family) District and in a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve project with modifications.
(Continued from Regular Meeting of February 10, 2005)
DISCRETIONARY REVIEW WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

11. 2004.1274DD (M. SNYDER: (415) 575-6891)
1919 22nd STREET southwest corner of 22nd and Carolina Street, Lot 001 in Assessor's Block 4161 - **Request for Discretionary Review** of Building Permit Application No. 2004.06.11.6191 proposing to construct a horizontal and vertical addition to the existing non-complying single-family house and create an additional unit. The property is within an RH-3 (Residential, House, Three-family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with conditions.
NOTE: On February 17, 2005, following public testimony, the Commission closed the Public Hearing and continued the matter to March 3, 2005, by a vote +5 -0, to provide Commission with revised drawings. Commissioners Bradford-Bell and William Lee were absent.
12. 2005.0128U (M. CORRETTE: (415) 558-6295)
1886 MISSION STREET - west side between 14th and 15th Streets, Lot 003 in Assessor's Block 3547 - **Appeal of Inner Mission North survey findings** - Following the Landmarks Boards' Public Review Process for Cultural Resource Survey findings, the Planning Commission must review written objections to the Inner Mission North Cultural Resource Survey Phase II (California Department of Parks and Recreation Survey Forms - DPR 523A and 523B) survey findings as presented by property owner. The Commission is requested to evaluate the owner's objection to the proposed California Historic Resources Status Code (CHRSC) assigned to the property at 1886 Mission Street. It should consider and adopt a resolution to either: 1) endorse the evaluation and the CHRSC rating that found the property to be individually eligible for the California Register (3CS), or 2) determine, based on historical evidence and evaluation criteria, an alternate CHRSC status code.
Preliminary Recommendation: Adopt a resolution upholding the evaluation and Status Code of 3CS as recommended by the Landmark's Board.
NOTE: On February 17, 2005, following testimony, the Commission closed the Public Hearing and passed a motion of intent to not endorse the CHRSC rating of 3CS and determined an alternate rating of 6L by a vote +4-2. Commissioners Alexander and Sue Lee voted no. Commissioner Bradford-Bell was absent.

NOTE: On February 24, 2005, the Commission continued to matter to March 3, 2005.

G. REGULAR CALENDAR

13. (D. MACRIS: (415) 558-6411)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2005-2006 - Consideration of approval of a draft resolution adopting the Planning Department's Proposed Work Program and Budget for Fiscal Year 2005-2006.
(Continued from Regular Meeting of February 10, 2005)
- 14a. 2004.0364D (D. SIROIS: (415) 558-6313)
451 FAXON AVENUE - west side between De Montfort & Holloway Avenues, Lot 009, Assessor's Block 6939 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2003.11.24.0975, proposing to demolish an existing single-family dwelling in an RH-1 (Residential, House, One-Family) District and in a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.
(Continued from Regular Meeting of February 17, 2005)
- 14b. 2004.0651D (D. SIROIS: (415) 558-6313)
451 FAXON AVENUE - west side between De Montfort & Holloway Avenues, Lot 009, Assessor's Block 6939 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2003.11.24.0979, proposing to construct a three-story, single-family residential building with two off-street parking spaces in an RH-1 (Residential, House, One-Family) District and in a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and Approve the New Construction Permit.
(Continued from Regular Meeting of February 17, 2005)
15. 2005.0141D (D.SIROIS: (415) 558-6313)
120 UPPER TERRACE - north side, between Masonic Avenue & Ashbury Terrace, Lot 009, Assessor's Block 2617A - **Request for Discretionary Review** of Building Permit Application 2004.10.04.5862, proposing to construct a partial one-story vertical addition on the existing single-family house and to construct new stairs and decks on the east side of the building. The subject property is located in an RH-1(D) (Residential, Single-Family, Detached) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve Project.
- 16a. 2004.0516D (D.SIROIS: (415) 558-6313)
4381 26TH STREET - south side, between Douglass & Diamond Streets, Lot 021, Assessor's Block 6561 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2004.05.25.4745, proposing to demolish an existing single-family dwelling in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve Demolition.
- 16b. 2004.0572D (D.SIROIS: (415) 558-6313)
4381 26TH STREET - south side, between Douglass & Diamond Streets, Lot 021, Assessor's Block 6561 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction to replace demolished housing,

of Building Permit Application No. 2004.05.25.4740, proposing to construct a three-story, single-family house with one off-street parking space in an RH-1 (Residential, House, One-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and Approve Project.

17. 2004.0798D (M. SMITH: (415) 558-6322)
2070 30TH AVENUE - east side between Pacheco and Quintara Streets, Lot 003M in Assessor's Block 2149 - **Request for Discretionary Review** of Building Permit Application No. 2004.01.26.4825, proposing to construct a two-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
18. 2004.1278D (S. YOUNG: (415) 558-6346)
1288 STANYAN STREET - east side between 17th Street and Belgrave Avenue; Lot 038 in Assessor's Block 1289 - **Request for Discretionary Review** of Building Permit Application No. 2004.08.03.0501S, proposing to construct a two-story horizontal addition at the rear of the existing two-story over garage, single-family dwelling. The proposal will also include modifications to the front facade of the building with changes to the existing roofline, front entry canopy, windows, and garage door. The property is located in an RH-1(D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project
19. 2005.0021D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA AKA 250 PALO ALTO) - Assessor's Block 2724 Lot 003 - **Mandatory Discretionary Review** of Building Permit Application Nos. 2004.11.05.8607 for installation of an emergency generator and pad with diesel fuel tank for KBHK television; application No. 2004.1220.1816 for installation of an FM antenna for KNGY radio, on the north leg at the third level of Sutro Tower and, application No. 2005.0125.3910 for installation of four receive only satellite dishes for KPX TV-5. This project lies within the RH-1, (Residential, House, One Family) District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions.
20. 2004.0853C (M. WOODS: (415) 558-6315)
2245-2247 UNION STREET - south side between Fillmore and Steiner Streets; Lot 030, in Assessor's Block 0539 - **Request for Conditional Use** authorization under Planning Code Sections 121.2, 303, 725.21, 725.38, and 725.53 to legalize office use on the second, third, and attic levels of an existing three-story plus attic building, in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
21. 2001.0772C (B. FU: (415) 558-6613)
3318 MISSION STREET - west side, between 29th and 30th Streets, Lot 003 in Assessor's Block 6635 - **Request for Conditional Use** Authorization under Planning Code Sections 712.38 and 790.84, to allow a residential conversion of the existing dwelling unit on the second level of a two-story building into a banquet hall and to relocate the existing unit to a new proposed third level in a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 3, 2005)

22. 2005.0081T (P. LORD: (415) 558-6311)
CASTRO STREET AND UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICTS - Exemption of Certain Entertainment Permits from Conditional Use Process - **Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 715.48 and Section 721.48** to provide that existing bars in the Castro Street and Upper Market Street Neighborhood Commercial Districts will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Adoption
23. 2004.0458E (J. NAVARRETE: (415) 558-5975)
566 SOUTH VAN NESS AVENUE - Appeal of Preliminary Negative Declaration - The proposed project would include demolition of an existing 4,344 gross-square-foot, one-story retail/commercial building and rear storage building and construction of a five-story, 50-foot-tall mixed-use building which would contain 32 residential units on the second through fifth floors and retail/commercial use on the ground floor. The residential use would be 27,491 gross square feet (gsf) in area, and the retail/commercial space would be 4,344 gsf in size. The ground floor and basement levels would include 32 parking spaces designated for the residential use with ingress and egress from South Van Ness Avenue. The ground floor would contain the commercial space and residential lobby. The 12,253-square-foot site is located within the C-M (Heavy Commercial) zoning district and within a 50-X height and bulk district. The proposed project requires a conditional use authorization for residential use in the C-M district.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of February 24, 2005)
- 24a. 2004.0458C (M. SNYDER: (415) 575-6891)
566 SOUTH VAN NESS AVENUE - west side between 16th and 17th Street, Lot 005 in Assessor's Block 3570 - **Request for Conditional Use** authorization to allow 32 dwelling units in a C-M District, under Planning Code Sections 215. The subject property is within an C-M (Heavy Commercial) District, a 50-X Height and Bulk District, and a PDR/ Housing Overlay Zone as designated in the Eastern Neighborhoods Interim Policies (Planning Commission Resolution 16727).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 24, 2005)
- 24b. 2004.0458V (M. SNYDER: (415) 575-6891)
566 SOUTH VAN NESS AVENUE - west side between 16th and 17th Street, Lot 005 in Assessor's Block 3570 - **Request for an Exposure Variance** to allow eight of the proposed 32 dwelling units to face (or have exposure to) an open space that does not meet the specification requirements of Planning Code Section 140. The subject property is within an C-M (Heavy Commercial) District, a 50-X Height and Bulk District, and a PDR/ Housing Overlay Zone as designated in the Eastern Neighborhoods Interim Policies (Planning Commission Resolution 16727).
(Continued from Regular Meeting of February 24, 2005)

H. PUBLIC COMMENT

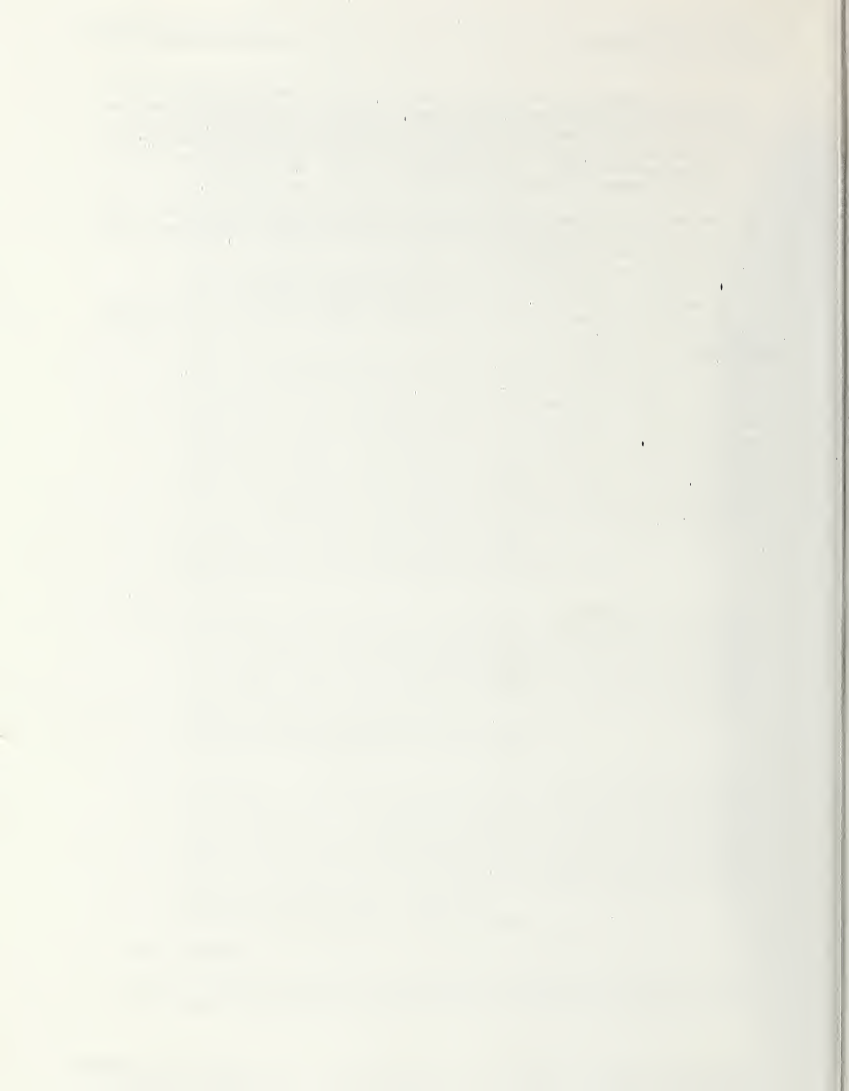
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respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 10, 2005**

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAR - 7 2005

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0876C (G. NELSON: (415) 558-6257)
2000 VAN NESS AVENUE - northeast corner at the intersection of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595 - **Request for Conditional Use** authorization pursuant to Section 209.6(b) of the Planning Code to install a total of six (6) antennas and related equipment cabinets on the roof of an existing 100-foot tall commercial structure, known as the Medical Arts Building, as part of AT&T's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of February 10, 2005)
(Proposed for Continuance to April 7, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption – Draft Minutes of February 24, 2005.
3. Commission Comments/Questions

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. 2004.1169C (C. NIKITAS: (415) 558-6306)
1251 THOMAS AVENUE - west side between Ingalls and Hawes Streets, Lot 030, in Assessor's Block 4807 - **Request for Conditional Use** authorization to operate a fenced vehicle storage yard and towing business as defined in Sections 223(t) & (u), pursuant to Section 249.15(b)(2), located on a site in an M-1 (Light Industrial) Zoning District and the Restricted Light Industrial Special Use District and a 40-X Height and Bulk district.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 3, 2005)

F. REGULAR CALENDAR

7. 2004.1268C (S. YOUNG: (415) 558-6346)
2118 UNION STREET - north side between Fillmore and Webster Streets; Lot 011 in Assessor's Block 0533 - **Request for Conditional Use** authorization under Sections 745.45 and 303 of the Planning Code to convert approximately 1,800 square feet of vacant commercial retail space located at the basement level of an existing two-story over basement commercial building, to a retail wine and gift store ("Wine Styles") in the Union Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 24, 2005)
8. 2004.1323C (R. CRAWFORD: (415) 558-6358)
4022-26 24TH STREET - north side between Noe and Castro Streets Assessor's Block 3556 Lot 010 - **Request for Conditional Use** authorization under Planning Code Section 161.(j) for to develop two (2) dwelling units in an existing building without two (2) new off street parking spaces. The Project will add two new dwelling units to an existing building that now contains two dwelling units and ground floor commercial. This project lies within the 24th Street Noe Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
9. 2004.1158D (B. FU: (415) 558-6613)
877 CAROLINA STREET - east side between 20th and 22nd Streets; Lot 026 in Assessor's Block 4097 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.16.9070 proposing to construct an one-story vertical addition to the existing one-story over garage single-family dwelling, within a RH-2 (Residential House, Two-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
(Continued from Regular Meeting of February 24, 2005)
10. 2004.0893DV (T. TAM: (415) 558-6325)
1223 BOSWORTH STREET - south side between Congo Street and O'Shaughnessy Boulevard, Lot 33A in Block 6706 - **Request for Discretionary Review** for Building Permit Application 2004.11.04.8581 to construct a new three-story-over-garage, single-family dwelling unit on a substandard size lot measuring 25 feet in width by 42 feet in length. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

11. 2004.1109D (D. JONES: (415) 558-6477)
496 FAIR OAKS STREET - northwest corner of Fair Oaks and 26th Streets, Lot 15 in Assessor's Block 6534 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all dwelling unit mergers, of Permit Application No. 2004.09.17.4457; proposing to merge three dwelling units to two dwelling units in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

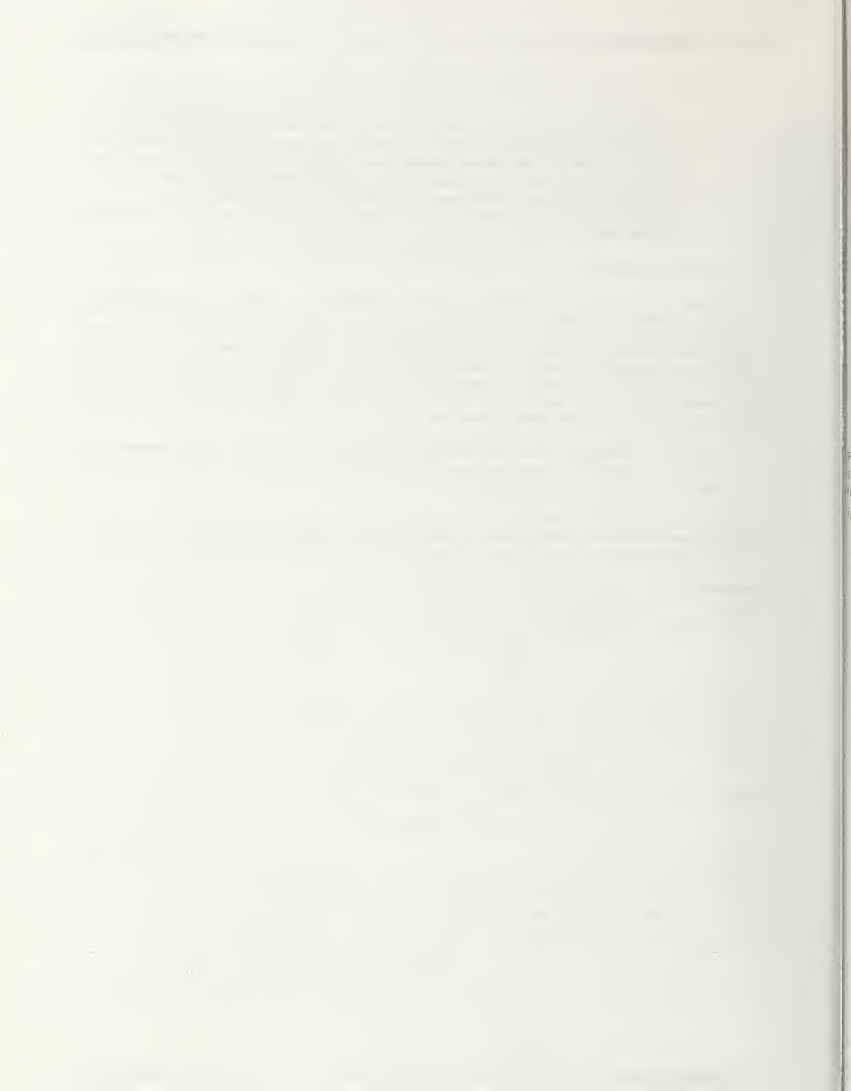
G. PUBLIC COMMENT

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 17, 2005
1:30 PM
Regular Meeting**

DOCUMENTS DEPT.

MAR 14 2005

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03-14-05A09:03 K1YU

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Internet broadcast service is now available at: <http://majestic.ipoliss.net/SFGTV/sfpuc.ram>
or

View the televised broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the original decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0738Z (P. LORD: (415) 558-6311)
REZONING OF ASSESSOR'S BLOCK 3787, LOTS 12, 13, 18, 24, 26, 28, 50, 160, 161 AND 165 THROUGH 218 FROM SLI (SERVICE LIGHT INDUSTRIAL) TO SSO (SERVICE/SECONDARY OFFICE) - Consideration of an Ordinance amending the San Francisco Planning Code by amending the Zoning Map of the City and County of San Francisco to change the use classification for Block 3787, Lots 12, 13, 18, 24, 26, 28, 50, 160, 161 and 165 through 218 from SLI (Service Light Industrial) to SSO (Service/Secondary Office) on the south-west corner of Townsend and Fourth Streets in the South of Market Area; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
(Proposed for Indefinite Continuance)
2. 2004.0738T (P. LORD: (415) 558-6311)
AMENDING SAN FRANCISCO PLANNING CODE SECTION 818 AND ADDING SECTION 818.32 TO ALLOW A FINANCIAL SERVICE USE IN AN SSO (SERVICE/SECONDARY OFFICE) ZONING DISTRICT - Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 818 and adding Section 818.32 to Table 818 to allow a financial service use in and SSO (Service/Secondary Office) zoning district; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption – Draft Minutes of January 13 and March 3, 2005 .
4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

7. 2005.0007D (G. CABREROS: (415) 558-6169)
2506 UNION STREET - north side between Scott and Divisadero Streets, Lot 005 in Assessor's Block 0945 - **Request for Discretionary Review** of Building Permit Application 2004.07.15.8925 proposing to construct a three-story horizontal addition at the rear of the existing single-family residence in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of February 10, 2205)
- 8a. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing, demolition, of Demolition Permit Application No. 2001.03.07.3680 to demolish an existing two-story two-family dwelling (the project also proposes the construction of a new two-family dwelling) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove Demolition Permit
(Continued from Regular Meeting of February 24, 2005)
- 8b. 2004.0682D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2001.03.07.3684 for the new construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking spaces.
Preliminary Recommendation: Take Discretionary Review and disapprove Building Permit
(Continued from Regular Meeting of February 24, 2005)
- 9a. 2004.1050DV (B. FU: (415) 558-6613)
190-192 PARK STREET - south side between Holly Park Circle and Leese Street; Lot 057 in Assessor's Block 5720 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit merger, of Building Permit Application Nos. 2004.06.09.5888 and 2004.06.09.5892 proposing to merge the existing two-unit, two-story building at the front into one dwelling unit, and convert the rear building into a one-unit building, within a RH-2 (Residential House, Two-family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
- 9b. 2004.1050DV (B. FU: (415) 558-6613)
190-192 PARK STREET - south side between Holly Park Circle and Leese Street; Lot 057 in Assessor's Block 5720 - **Variance** request to be considered by the Zoning Administrator for off-street parking, exposure, and rear yard, for the project proposing to merge the existing two-unit, two-story building at the front into one dwelling unit, and convert the rear building into a one-unit building, within a RH-2 (Residential House, Two-family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk District.

10. 2004.1264D (J. PURVIS: (415) 558-6354)
129 LEXINGTON STREET - east side, south of 18th Street; Lot 065 in Assessor's Block 3589 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2004.07.28.9961, proposing the conversion of a five-unit residential building into a four-unit building in an RH-3 (Residential, House, Three-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.
- 11a. 2004.1057D (J. MILLER: (415) 558-6344)
1177 CALIFORNIA STREET - UNITS 806 AND 808 - southeast corner at Jones Street; Lots 123 and 124 in Assessor's Block 0253A - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling-unit mergers, of Building Permit Application No. 2004-09-30-5591 for the merger of two dwelling units into one, in an RM-4 (Mixed Residential, High Density) District, the Nob Hill Special Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with conditions the Permit Application
- 11b. 2004.1320C (J. MILLER: (415) 558-6344)
1177 CALIFORNIA STREET - southeast corner at Jones Street, Lots 258 and (a portion of 259) in Assessor's Block 0253A - **Request for Conditional Use** authorization to create a café in vacant commercial space (Planning Code Section 238(b)), in an RM-4 (Mixed Residential, High Density) District, the Nob Hill Special Use District, and within a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
12. 2005.0096C (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - **Request for Conditional Use** authorization to permit additional building square footage above the base floor area ratio of 6.0 to 1 for space devoted to affordable housing units (Planning Code Section 124(f)), in conjunction with construction of a previously approved new, 23-story residential building, in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions
13. (no case number) (J. MILLER: (415) 558-6344)
2428 BAYSHORE BOULEVARD AND 1635 CALIFORNIA STREET - Consideration of a proposal to provide six units of off-site Below Market Rate housing to meet conditions of approval for a new building at 1635 California Street. The off-site units for that project are proposed for provision in a new, all-affordable residential structure at 2428 Bayshore Boulevard, and would be comparable or larger in size and of similar quality to those in the California Street project.
Preliminary Recommendation: Approval of the proposal
- 14a. 2005.0140CEKV (D. DIBARTOLO: (415) 558-6291)
230-242 TURK STREET, "THE SALVATION ARMY TURK STREET CENTER" - north side between Leavenworth and Jones Streets, with a narrow segment through to Eddy Street; Lot 025 (formerly lots 024 and 006) in Assessor's Block 0338 - **Request for Conditional Use** authorization to modify a project approved by the Planning Commission on October 28, 2003 (Case 2002.1301C). As approved, the project was to construct an 8-story building with approximately 109 below market rate dwellings for adults in recovery

and older foster care youth. The project included a gymnasium, swimming pool, chapel and multipurpose room on the ground floor, with social service offices and youth recreational areas and some studio dwellings on the second and third floors, with dwellings on the remaining floors, all built over an underground parking level accessed from Turk Street and containing at least 32 off-street parking spaces. As proposed for modification, the project would increase the number of dwelling units from 109 to 113 units and would add a fourth story to the approved three-story element at the rear of the lot. The roof at the rear would then be approximately 49 feet in height and contain approximately 3,000 additional square feet for a community space/dance studio. Concurrently, the Zoning Administrator will consider a request to modify previously granted variances. The subject property is in an RC-4 (Residential-Commercial Combined High-Density) District and located within the North of Market Residential Special Use District and an 80-120-T Height and Bulk District. Preliminary Recommendation: Approval with conditions

- 14b. 2005.0140CEKV (D. DIBARTOLO: (415) 558-6291)
230-242 TURK STREET, "THE SALVATION ARMY TURK STREET CENTER" - north side between Leavenworth and Jones Streets, with a narrow segment through to Eddy Street; Lot 025 (formerly lots 024 and 006) in Assessor's Block 0338 - **Request for Variances**. The Zoning Administrator will consider a request to modify previously granted variances for rear yard and off-street parking requirements. As proposed for modification, the project would increase the number of dwelling units from 109 to 113 units and would add a fourth story to the already approved three-story element at the rear of the lot, both of which increase the required number of off-street parking spaces by 8 additional spaces. The modified project includes the same number of spaces originally approved (32), which is now 64 spaces under the required amount. The modified proposed addition, to be built above a previously approved element, obstructs the required rear yard. The subject property is in an RC-4 (Residential-Commercial Combined High-Density) District and located within the North of Market Residential Special Use District and an 80-120-T Height and Bulk District.

F. PUBLIC COMMENT

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Adjournment:

Announcement

On March 31, 2005, at 3:00 p.m., the Planning Commission will hold a workshop on who is occupying newly constructed residential buildings in the City's central area. A number of experts will discuss rentals and for sale occupancies. The public is welcome.

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 24, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAR 21 2005

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03-21-05A10:19 R000

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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- 1) Planning Department Case Executive Summary
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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0198X (A. LIGHT: (415) 558-6254)
301 MISSION STREET - south side between Fremont and Beale Street, Lots 1 and 17 in Assessor's Block 3719. **Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and an exception to rear yard requirements (Section 134(d)).** The subject property is located within the C-3-O Zoning District as well as the 550-S and 400-S Height and Bulk Districts. The proposed project is to change the mix of uses and make minor changes to a portion of the building envelope on a previously approved mixed-use project, which was approved for 130,000 square feet of office space in a nine-story mid-rise building; 320 residential units and 120 extended stay hotel suites in a 58-story tower; 9,400 square feet of ground floor retail and 18,710 square feet of public and private open space contained within a base podium element; and four levels of below-grade parking. The previously approved project was so conditioned that if in the judgment and at the discretion of the property owner, the hotel market did not sufficiently justify the operation of the proposed hotel facility, the 120 extended stay hotel units would be authorized for conversion to an equal number of residential units. Therefore, the previously approved project was approved for a total of 440 dwelling units under specific conditions, all contained within the 58-story tower. Dwelling units under specific conditions, all contained within the 58-story tower. The modified project would eliminate the office and hotel uses, and would contain a total of 420 dwelling units, placing 54 of these units in the former 130,000 square-foot office building envelope, and 366 larger dwelling units would occupy the entire tower building envelope. The ground level retail space would be reduced to 7,900 square feet, and there would be approximately 6,700 square feet of public open space. The proposed residential and retail uses would be contained in substantially the same building envelopes as were approved for the previous mixed-use project, with minor changes to the mid-rise building facade and a rear yard exception required for the dwellings within it. **(Proposed for Continuance to April 7, 2005)**
- 2a. 2004.0571D (D.SIROIS: (415) 558-6313)
336 MUNICH STREET - west side, between Brazil & Persia, Lot 032, Assessor's Block 6074 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2004.06.04.5613, to demolish an existing single-family dwelling in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
(Proposed for Continuance to April 7, 2005)
- 2b. 2004.0572D (D.SIROIS: (415) 558-6313)
336 MUNICH STREET - west side, between Brazil & Persia, Lot 032, Assessor's Block 6074 - **Mandatory Discretionary Review** under the Planning Commission's policy

requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.06.04.5620, proposing to construct a three-story, single-family residential building with one off-street parking in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the new construction

(Proposed for Continuance to April 7, 2005)

3. 2005.0076T (D. SIDER: (415) 558-6697)
ESTABLISHING ADDITIONAL AFFORDABILITY REQUIREMENTS FOR SRO UNITS - Consideration of an Ordinance amending Planning Code Section 890.88 to define a Single Room Occupancy (SRO) unit as a unit that is affordable to very low income or extremely low income households and making findings of consistency with Planning Code Section 101.1 and the General Plan
(Continued from Regular Meeting of February 24, 2005)
(Proposed for Continuance to April 14, 2005)
4. 2005.0092C (K. McGEE: (415) 558-6367)
465 WOOLSEY STREET - northwest corner of Woolsey and Goettingen Streets; Lots 15/16 in Assessor's Block 6118 - **Request for Conditional Use** Authorization to add a childcare facility for up to 45 children in an existing church, the Grace Lutheran Church, in an RH-1 (House - 1 Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.3(f).
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 28, 2005)
5. 2003.1185C (B. FU: (415) 558-6613)
3537 19TH STREET - south side of 19th Street between San Carlos and Lexington Streets, Lot 104, Assessor's Block 3596 - **Request for Conditional Use** authorization under Planning Code Sections 209.6(b) to install a wireless telecommunications facility consisting of three (3) panel antennas and related equipment on an existing publicly-used structure as part of Cingular Wireless' wireless telecommunications network on a Location Preference 1 (Preferred Location - Publicly-Used Structure) within a RH-3 (Residential, House, Three Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of January 27, 2005)
APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption:
 - Draft Minutes of Planning Director Subcommittee for January 20, 2005
 - Draft Minutes of Regular Meeting of January 20, 2005
 - Draft Minutes of Regular Meeting of March 10, 2005
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2005.0128U (M. CORRETTE: (415) 558-6295)
1886 MISSION STREET - west side between 14th and 15th Streets, Lot 003 in Assessor's Block 3547 - **Appeal of Inner Mission North survey findings** - Following the Landmarks Boards' Public Review Process for Cultural Resource Survey findings, the Planning Commission must review written objections to the Inner Mission North Cultural Resource Survey Phase II (California Department of Parks and Recreation Survey Forms - DPR 523A and 523B) survey findings as presented by property owner. The Commission is requested to evaluate the owner's objection to the proposed California Historic Resources Status Code (CHRSC) assigned to the property at 1886 Mission Street. It should consider and adopt a resolution to either: 1) endorse the evaluation and the CHRSC rating that found the property to be individually eligible for the California Register (3CS), or 2) determine, based on historical evidence and evaluation criteria, an alternate CHRSC status code.
Preliminary Recommendation: Adopt a resolution upholding the evaluation and Status Code of 3CS as recommended by the Landmark's Board.
(Continued from Regular Meeting of March 3, 2005)
NOTE: On February 17, 2005, following testimony, the Commission closed the Public Hearing and passed a motion of intent to not endorse the CHRSC rating of 3CS and determined an alternate rating of 6L by a vote +4-2. Commissioners Alexander and Sue Lee voted no. Commissioner Bradford-Bell was absent.
NOTE: On March 3, 2005, the item was continued to March 24, 2005.

G. REGULAR CALENDAR

11. 2005.0096C (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - **Request for Conditional Use** authorization to permit additional building square footage above the base floor area ratio of 6.0 to 1 for space devoted to affordable housing units (Planning Code Section 124(f)), in conjunction with construction of a previously approved new, 23-story residential building, in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 17, 2005)

12. (no case number) (J. MILLER: (415) 558-6344)
2428 BAYSHORE BOULEVARD AND 1635 CALIFORNIA STREET - Consideration of and provision of advice to the Zoning Administrator regarding a proposal to provide six units of off-site Below Market Rate housing to meet conditions of approval for a new building at 1635 California Street. The off-site units for that project are proposed for provision in a new, all-affordable residential structure at 2428 Bayshore Boulevard, and would be comparable or larger in size and of similar quality to those in the California Street project.
Preliminary Recommendation: Approval of the proposal
(Continued from Regular Meeting of March 17, 2005)
13. 2004.0905C (S. VELLVE: (415) 558-6263)
3011 STEINER STREET - west side between Union and Filbert Streets; Lot 004A in Assessor's Block 0535 - **Request for Conditional Use** authorization pursuant to Sections 145.2, 161(j), 186.1(b), 303, and 725.24 of the Planning Code to expand a nonconforming full-service restaurant (formerly Pané E Vino, proposed to be Terzo), eliminate one residential off-street parking space, and permit an outdoor activity area (dining in the rear yard area) within the Union Street Neighborhood Commercial District, 40-X Height and Bulk District.
Preliminary Recommendation: *Approval* of restaurant expansion and elimination of residential parking with Conditions, and *disapproval* of outdoor activity area.
14. 2005.0055C (K. McGEE: (415) 558-6367)
59 30TH STREET (A.K.A. 801-807 SAN JOSE AVENUE) - southeast corner of 30th Street and San Jose Avenue; Lot 044 in Assessor's Block 6660 - **Request for Conditional Use** Authorization to establish a small self-service restaurant, San Jose Cafe, in an RH-2 Zoning District and a 40- foot Height and Bulk District on a property that has a Limited Commercial Use (LCU). LCU restrictions are proscribed by Planning Code Section 186 which limits the commercial space to those uses outlined in the NC-1 Districts or within ¼ mile of a restricted use sub-district, in this case, the Mission Street Fast-Food Sub-district, Planning Code Section 781.5. In both cases, a small self-service restaurant (Planning Code Section 790.91) is limited to no more than 1,000 square feet in gross floor area, and requires Conditional Use Authorization.
Preliminary Recommendation: Approval with conditions
15. 2004.0909D (M. SNYDER:(415) 575-6891)
153 PRENTISS STREET - east side between Powhattan Avenue and 22nd Street, lot 032 in Assessor's Block 5654 - **Request for Discretionary Review** of Building Permit Application No. 2004.05.21.4489 proposing to construct a rear and north side vertical and horizontal addition. The property is within an RH-1 (House,One-family) District, the Bernal Heights Special Use District and a 40-X Height and Bulk District .
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
16. 2005.0171D (D. SIDER: (415) 558-6697)
130 TOWNSEND STREET - west corner of Stanford Street, Lot 008 in Assessor's Block 3788 - **Mandatory Discretionary Review** of Miscellaneous Permit Application Number MB0500372, a Zoning Referral from the California Department of Alcoholic Beverage Control (ABC). The proposal would change the use of a vacant approximately 6,000 square foot ground floor space to a full-service restaurant and bar (DBA "Tres Agaves") which would sell alcoholic beverages for consumption on-site. The balance of the structure (approximately 3,500 square feet) would be used as an art gallery. No physical expansion or increase in exterior dimensions of the existing building is proposed. Planning Commission Resolution Number 14844 requires a Discretionary Review hearing

for all projects which involve a new or relocated liquor license or bar within the proposed Ballpark Vicinity Special Use District (BVSUD). The property is located in an SSO (Service / Secondary Office) District, the proposed BVSUD, the South End Historic District, and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

17. 2004.0956D (M. WOODS: (415) 558-6315)
2258 JACKSON STREET - north side between Webster and Buchanan Streets; Lot 009 in Assessor's Block 0589 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.05.24.4651S, proposing to convert the building's authorized use from three dwelling units to two dwelling units, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Building Permit Application as Proposed.
18. 2004.1043E (P. MALTZER: (415) 558-6977)
SOUTH OF MARKET REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN CEQA FINDINGS - All, or portions of Assessor's Blocks 3703, 3725, 3726, 3731, 3732, 3753, and 3754; being generally the area bounded by Fifth Street to the East, Seventh Street to the west, Harrison Street to the South; and Mission Street, Natoma Street and Stevenson Street to the north. The Commission will consider a resolution to **Adopt CEQA Findings** regarding General Plan Referral for the Amendments to the South of Market Redevelopment Plan.
Preliminary Recommendation: Approve the Draft Resolution Adopting CEQA Findings
19. 2004.1043R (S. EXLINE: (415) 558-6332)
SOUTH OF MARKET REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN - A Finding Of General Consistency With The General Plan - All, or portions of Assessor's Blocks 3703, 3725, 3726, 3731, 3732, 3753, and 3754; being generally the area bounded by Fifth Street to the East, Seventh Street to the west, Harrison Street to the South; and Mission Street, Natoma Street and Stevenson Street to the north. Amendment of a Redevelopment Plan for the South of Market Redevelopment Project Area, as revised from a previous South of Market Earthquake Recovery Area, and finding said amended Redevelopment Plan to be generally consistent with the San Francisco General Plan.
Preliminary Recommendation: Find in Conformity with General Plan
- 20a. 2000.1081 EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a **Motion of Intent to Initiate Amendments to the General Plan** that revises the Rincon Hill Area Plan.
Preliminary Recommendation: Adopt the Motion of Intent to Initiate Amendments to the General Plan.
- 20b. 2000.1081 EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a **Motion of Intent to Initiate Amendments to the Planning Code** consistent with the Rincon Hill Area Plan.
Preliminary Recommendation: Adopt a Motion of Intent to Initiate Amendments to the Planning Code text.

- 20c. 2000.1081 EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a **Motion of Intent to Initiate Amendments to the Zoning Map** consistent with the Rincon Hill Area Plan.
Preliminary Recommendation: Adopt a Motion of Intent to Initiate Amendments to the Zoning Map.
21. 2003.1152E (J. NAVARRETE: (415) 558-5975)
329 BAY STREET - **Appeal of a Preliminary Mitigated Negative Declaration.** The project site is on the south side between Mason and Powell Streets, with street frontage also on Vandewater Street, on Lot 036 in Assessor's Block 0041. The proposed project is the demolition of an existing one-story, 8,550 square-foot retail building, and the construction of a 40-foot tall four-story building that would contain 21 residential units, approximately 2,000 square feet of ground level retail, plus a one-level basement garage with 21 spaces with access from Vandewater Street. The approximately 39,000 gross square-foot building would cover the 8,640 square-foot site. The ground floor retail space would face Bay Street. Pedestrian access would be from Bay and Vandewater Streets. One mature street tree would be removed on the Vandewater Street frontage of the site and replaced with two new street trees. The site is zoned C-2 (Community Business District), in the Northern Waterfront Special Use District #2, and a 40-X Height and Bulk District. The project would require a Variance from *Planning Code* rear yard requirements.
Preliminary Recommendation: Uphold Mitigated Negative Declaration

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 31, 2005
3:00 PM

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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or

View the televised broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

3:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. SPECIAL CALENDAR

(A. GHOSH: 415-558-6282)

A workshop to discuss who is occupying newly constructed residential buildings in the City's central area. A number of experts will discuss rentals and for sale occupancies. The public is welcome.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 34
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 7, 2005
12:30 PM

DOCUMENTS DEPT.

APR - 4 2005

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Accessible Meeting Policy

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COMMUNICATIONS

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12:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes and discuss status of the Planning Director search.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information which a majority deems to be in the public interest.

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, Thursday, April 7, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR - 4 2005

SAN FRANCISCO
PUBLIC LIBRARY

04-01-05P01:30 PM

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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Separate broadcast service is now available at: <http://majestic.ipolis.net/SFGTV/sfpuc.ram>

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0869E (J. NAVARRETE: (415) 558-5975)
88 FIFTH STREET - THE OLD U.S. MINT - Appeal of Preliminary Mitigated Negative Declaration - The proposed project is the rehabilitation plus seismic upgrade and addition to the United States Old Mint located at 88 Fifth Street in downtown San Francisco (Assessor's Block 3704, Lot 11). The existing three-story plus an occupied attic 99,921-gross-square-foot (gsf) building would be retained, and the first floor courtyard enclosed in 1973 for offices would be removed, (a deduction of 4,336 gsf), and additional circulation bridges, stairs and an elevator (addition of 2,642 gsf) would be added within the existing 4-story courtyard. The existing attic would be expanded on the roof along the south side of the courtyard to create a museum gallery (an addition of 1,554 gsf) with a view of the city skyline to the south. The courtyard removal and additions of bridges and roof gallery would result in an overall reduction of gsf, for a total floor area of 99,788 gsf. The building would include 79,957 square feet of usable space total including: 36,326 sf of City History Museum space, 2,082 sf of Museum office space, 2,045 sf of museum back of house space, 2,044 sf of museum retail, and 3,336 sf of museum theater space. Tenants in the building would be the 8,153 sf Gold Rush and Money Museum, 2,492 sf of small retail lease spaces, and 6,360 gsf of restaurant space and cafe. 3,987 sf would be used for the San Francisco Visitor Center, and the remaining 11,108 sf would be circulation, toilets and support spaces ancillary to the museum use. The project would include closure of Jessie Street to vehicles, between Mint and Fifth Streets, to be used for outdoor restaurant seating. The project site is approximately 47,515 sq. ft., is zoned P (Public) within a 90-X height and bulk district, and within the Mid-Market St. Revitalization and Conservation District. Transaction document approvals would be required from the Board of Supervisors, and a Certificate of Appropriateness would be required by the Landmarks Preservation Advisory Board.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of March 24, 2005)
(Proposed for Continuance to April 28, 2005)
2. (L. AVERY: (415) 558-6407)
PLANNING COMMISSION RULES AND REGULATIONS - CONSIDERATION OF AMENDMENT: Article IV, Sections 3 & 6 to address notice and voting; add a new Section 7 to address jurisdiction; renumber remaining section of Article IV.
(Proposed for Continuance to April 21, 2005)
3. 2004.0858C (D. DiBARTOLO: (415) 558-6291)
766 VALLEJO STREET - north side between Powell and Stockton Streets; Lot 043 in Assessor's Block 130 - **Request for Conditional Use Authorization** pursuant to Section 722.83 of the Planning Code to install and operate a wireless telecommunication facility for AT&T Wireless Service, roof-mounted on the existing building comprising a parking garage and police station. Under the City and County of San Francisco's Wireless

Telecommunication Services (WTS) Facilities Siting Guidelines, the property is a Preferred Location Preference 2, as a co-location site of previously approved antenna installations. The proposal is to install six panel antennas at three different locations on the roof of the approximately 67-foot high building. Related equipment would be placed on the fourth floor level within the parking garage a basement storage area. The property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of February 3, 2005)

(Proposed for Continuance to May 12, 2005)

4. 2004.0220E. (N. TURRELL: (415) 558-5994)
1840 WASHINGTON STREET - Assessor's Block 0599, Lot 008 - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project involves the construction of an approximately 45,238-gross-square-foot (gsf), eight-story, 80-foot-high residential building, which would include about 31,868 gsf of residential use (29 dwelling units), and 13,370 gsf of parking (35 off-street parking spaces). The proposed project would also include the demolition of an existing 7,500 gsf, one-story-plus-mezzanine building formerly occupied by Teevan Restoration. The approximately 7,021-square-foot (sf) project site is located mid-block on the north side of Washington Street between Van Ness Avenue and Franklin Street. The site is zoned RC-4 (Residential-Commercial Combined District, High Density) and is in the Van Ness Special Use District, and an 80-D height and bulk district. The proposed project would require conditional use authorization for new construction exceeding 40 feet in height in the Van Ness Special Use District, and a variance for one unit, which would not meet the dwelling unit exposure requirement.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration ,
(Proposed for Continuance to May 12, 2005)
5. 2004.1158D (B. FU: (415) 558-6613)
877 CAROLINA STREET - east side between 20th and 22nd Streets; Lot 026 in Assessor's Block 4097 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.16.9070 proposing to construct an one-story vertical addition to the existing one-story over garage single-family dwelling, within a RH-2 (Residential House, Two-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
(Continued from Regular Meeting of March 10, 2005)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption:

- Draft Minutes of Regular Meeting for February 3, 2005
- Draft Minutes of Regular Meeting for February 17, 2005
- Draft Minutes of Executive Session for February 17, 2005
- Draft Minutes of Regular Meeting of March 17, 2005

7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

10. EPS Associates presentation of findings from an analysis of the supply and demand for PDR (production, distribution, repair) space in the City's eastern neighborhoods.
11. Informational Report on Case No. 2000.586EKX at One Polk Street, a.k.a. Bovet Place

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

12. 2004.0309EKIFSCDTZ (D. SIDER: (415) 558-6697)
2949 18TH STREET (AKA 2902-2998 19TH STREET; AKA 2901-2955 18TH STREET; AKA 601 ALABAMA STREET; AKA 600 FLORIDA STREET; AKA THE FORMER RYDER TRUCK RENTAL FACILITY; AKA THE ALABAMA STREET FAMILY HOUSING PROJECT), THE ENTIRE CITY BLOCK BOUNDED BY 18TH, 19TH, FLORIDA, AND ALABAMA STREETS; Lot 001 in Assessor's Block 4021: Request for: (1) **Conditional Use Authorization** to allow the construction of dwelling units in an M-1 Zoning District pursuant to Planning Code Section 215(a); (2) **Conditional Use Authorization** to allow a Planned Unit Development (PUD) pursuant to Code Section 304 to modify Sections including (a) the off-street loading requirements of Section 152.1 and (b) the rear yard requirements of Section 134(a)(1); (3) **changes in the text of the Planning Code** to establish the "Alabama and 18th Streets Affordable Housing Special Use District"; (4) a **reclassification of the subject property** (a change in the Zoning Map) to include the parcel in question within the aforementioned Special Use District; and, (5) **authorization under the Commission's Discretionary Review** powers for a project which would result in a net loss of PDR (Production, Distribution, and Repair) space as set forth in Commission Resolution Number 16727. The proposal would demolish an existing one-story 9,000 square foot structure most recently used for commercial truck dispatch and maintenance and construct a new four-story over basement building containing 151 dwelling units, at least 117 of which are affordable (and a further 24 of those which would be designated for occupancy by senior citizens), 12,000 square feet of PDR space, and 140 off-street parking spaces. The property is currently located within an M-1 (Light Industrial) Zoning District, the "Housing/PDR" Sub-Area of the Eastern Neighborhoods Interim Development Policies as set forth in Planning Commission Resolution Number 16727, and a 50-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions
13. 2005.0074D (R. CRAWFORD: (415) 558-6358)
231 ORTEGA STREET - south side between 9th and 10th Avenues. Assessor's Block 2125 Lot 001F - **Request for Discretionary Review** of Building Permit Application No. 2004 1005 6033 to construct a full third story on the existing dwelling and to extend the building toward the front, west side, and rear, in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
 Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications
14. 2005.0209DDD (G.NELSON: (415) 558-6257)
666 20th AVENUE - east side between Balboa and Cabrillo Streets, Lot 010E in Assessor's Block 1625 - **Requests for Discretionary Review** of Building Permit Application No. 2003.02.21.8031, proposing to construct a third-story vertical addition and horizontal addition at the rear of a single-family dwelling in an RH-2 (Residential,

House, Two-Family) District and a 40-X Height and Bulk District. The proposal would create a second dwelling unit and a second off-street parking space.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications

- 15a. 2004.1332D (G. CABREROS: (415) 558-6169)
1539 LINCOLN WAY - south side between 16th and 17th Avenues; Lot 039 in Assessor's Block 1734 - **Mandatory Discretionary Reiew**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.07.18.9867, proposing to demolish an existing single-family dwelling in an RM-1 (Residential, Mixed. Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve demolition.
- 15b. 2004.1333D (G. CABREROS: (415) 558-6169)
1539 LINCOLN WAY - south side between 16th and 17th Avenues; Lot 039 in Assessor's Block 1734 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.07.18.9863, proposing to construct a new four-story, three-unit building in an RM-1 (Residential, Mixed. Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve.
- 16a. 2004.1334D (G. CABREROS: (415) 558-6169)
1545-1547 LINCOLN WAY - south side between 16th and 17th Avenues; Lot 038 in Assessor's Block 1734 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.07.18.9872, proposing to demolish an existing two-unit dwelling in an RM-1 (Residential, Mixed. Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve demolition.
- 16b. 2004.1335D (G. CABREROS: (415) 558-6169)
1545-1547 LINCOLN WAY - south side between 16th and 17th Avenues; Lot 038 in Assessor's Block 1734 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.07.18.9869, proposing to construct a new four-story, three-unit building in an RM-1 (Residential, Mixed. Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve.
17. 2004.0934D (D. DIBARTOLO: (415) 558-6291)
575 25TH AVENUE - west side between Anza Street and Geary Boulevard; Lot 016 in Assessor's Block 1519 - **Request for Discretionary Review** of Building Permit Application No. 2003.08.26.3071S, proposing to construct vertical and rear horizontal additions to the existing one-story over garage single-family residence and to add a new dwelling unit at the new second floor level. The project site is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 18a. 2004.0571D (D.SIROIS: (415) 558-6313)
336 MUNICH STREET - west side, between Brazil & Persia, Lot 032, Assessor's Block 6074 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2004.06.04.5613,

to demolish an existing single-family dwelling in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition

(Continued from Regular Meeting of March 24, 2005)

- 18b. 2004.0572D (D.SIROIS: (415) 558-6313)
336 MUNICH STREET - west side, between Brazil & Persia, Lot 032, Assessor's Block 6074 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.06.04.5620, proposing to construct a three-story, single-family residential building with one off-street parking in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the new construction
(Continued from Regular Meeting of March 24, 2005)
19. 2004.1114C (M. WOODS: (415) 558-6315),
2655 HYDE STREET - southwest corner at North Point Street; Lot 028, in Assessor's Block 0026 - **Request for Conditional Use** authorization under Planning Code Sections 185(e) and 303 to remove the 2015 termination date of the amortization period for a legal non-conforming use (24 timeshare rental units with each purchaser having either a deeded interest or a non-deeded interest in the building, in Assessor's Block 0026T, Lots 001A through 999A and Lots 001B through 225B) of an existing four-story residential building, located in an RH-3 (Residential, House, Three-Family) District, a 40-X Height and Bulk District and the Waterfront Special Use District No. 2.
Preliminary Recommendation: Approval with Conditions
20. 2005.0130C (E. TOPE: (415) 558-6316)
3625 BUCHANAN STREET - west side between Bay and North Point Streets, Lot 126 in Assessor's Block 0460A - **Request for Conditional Use** Authorization pursuant to Planning Code Sections 303, 711.38 and 790.108 to legalize the conversion of the second floor residential use to "Service, Business or Professional" use in the two-story building located at the rear of the subject lot in an NC-2 (Small-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
21. 2005.0096C (J. MILLER: (415) 558-6344)
1160 MISSION STREET - north side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - **Request for Conditional Use** authorization to permit additional building square footage above the base floor area ratio of 6.0 to 1 for space devoted to affordable housing units (Planning Code Section 124(f)), in conjunction with construction of a previously approved new, 23-story residential building, in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 24, 2005)
22. 2005.0198X (A. LIGHT: (415) 558-6254)
301 MISSION STREET - south side between Fremont and Beale Street, Lots 1 and 17 in Assessor's Block 3719 - **Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and an exception to rear yard requirements (Section 134(d))**. The subject property is located within the C-3-O Zoning District as well as the 550-S and 400-S Height and Bulk Districts. The proposed project is

to change the mix of uses and make minor changes to a portion of the building envelope on a previously approved mixed-use project, which was approved for 130,000 square feet of office space in a nine-story mid-rise building; 320 residential units and 120 extended stay hotel suites in a 58-story tower; 9,400 square feet of ground floor retail and 18,710 square feet of public and private open space contained within a base podium element; and four levels of below-grade parking. The previously approved project was so conditioned that if in the judgment and at the discretion of the property owner, the hotel market did not sufficiently justify the operation of the proposed hotel facility, the 120 extended stay hotel units would be authorized for conversion to an equal number of residential units. Therefore, the previously approved project was approved for a total of 440 dwelling units under specific conditions, all contained within the 58-story tower. The modified project would eliminate the office and hotel uses, and would contain a total of 420 dwelling units, placing 54 of these units in the former 130,000 square-foot office building envelope, and 366 larger dwelling units would occupy the entire tower building envelope. The ground level retail space would be reduced to 7,900 square feet, and there would be approximately 6,700 square feet of public open space, although with the removal of the office and hotel uses, no public open space is actually required by the Planning Code. The proposed residential and retail uses would be contained in substantially the same building envelopes as were approved for the previous mixed-use project, with minor changes to the mid-rise building facade and a rear yard exception required for the dwellings within it.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 24, 2005)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

THE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, APRIL 21, 2005, TO DISCUSS AND POSSIBLY AMEND THEIR RULES AND REGULATIONS TO ADDRESS NOTICE, VOTING AND JURISDICTIONAL ISSUES.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 14, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 11 2005

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Separate broadcast service is now available at: <http://majestic.ipolis.net/SFGTV/sfpuc.ram>
Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.1152V (M. LUELLEN: (415) 558-6478)
329 BAY - south side between Powell and Mason Streets through to Vandewater Street; Lot 036 Block 0041 - **Request for Variance** from rear yard requirements, pursuant to a project that would demolish the existing, largely vacant, one-story building with 8,550 square feet of existing retail space to construct a new four-story building approximately 40 feet high, containing 21 dwelling units and 3,100 square feet of retail space. Twenty-one parking spaces would be located below grade, with vehicular access from Vandewater Street. Section 134(a)(1) requires that a building which contains dwellings in this district have a minimum rear yard depth equal to the larger of 25 percent of the lot depth or 15 feet. The subject lot is 120 feet deep and the required rear yard would be 30 feet. The project proposes no rear yard, but substitutes two light courts approximately 25 feet in depth on each side property line at mid-lot. The site is zoned C-2 (Community Business District), in the Northern Waterfront Special Use District #2, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 24, 2005)
(Proposed for Continuance to April 21, 2005)
2. 2004.1311D (B. FU: (415) 558-6613)
860 INNES AVENUE - east side between Griffith and Fitch Streets; Lot 018 in Assessor's Block 4645 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.26.7273 proposing a vertical addition consisting of 3 additional floors to accommodate 3 dwelling units, to convert the ground floor into a 3-car garage, and to change the ground floor use from business service to retail within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
(Proposed for Continuance to April 28, 2005)
3. 2005.0171D (D. SIDER: (415) 558-6697)
130 TOWNSEND STREET - west corner of Stanford Street, Lot 008 in Assessor's Block 3788 - **Mandatory Discretionary Review** of Miscellaneous Permit Application Number MB0500372, a Zoning Referral from the California Department of Alcoholic Beverage Control (ABC). The proposal would change the use of a vacant approximately 6,000 square foot ground floor space to a full-service restaurant and bar (DBA "Tres Agaves") which would sell alcoholic beverages for consumption on-site. The balance of the structure (approximately 3,500 square feet) would be used as an art gallery. No physical expansion or increase in exterior dimensions of the existing building is proposed. Planning Commission Resolution Number 14844 requires a Discretionary Review hearing for all projects which involve a new or relocated liquor license or bar within the proposed Ballpark Vicinity Special Use District (BVSUD). The property is located in an SSO

(Service / Secondary Office) District, the proposed BVSUD, the South End Historic District, and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of March 24, 2005)

(Proposed for Indefinite Continuance)

4. 2004.0305C (D. JONES: (415) 558-6477)
1111 JUNIPERO SERRA BOULEVARD - southeast corner of the intersection Shields Street and Junipero Serra Boulevard, Lot 024 in Assessor's Block 7080 - **Request for Conditional Use** Authorization to allow the installation of six (6) panel antennas concealed into the base of the existing church steeple (Temple Methodist Church), and install three outdoor equipment cabinets located on the south side of the church as part of a wireless telecommunication network, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 3, 2005)
(Proposed for Indefinite Continuance)
5. 2004.0389D (J. PURVIS: (415) 558-6354)
684 ARKANSAS STREET - west side between 20th and 22nd Streets; Lot 016 in Assessor's Block 4098 - **Request for Discretionary Review** of Building Permit Application No. 2003.05.22.5290 proposing the conversion of a single-family dwelling to a two-family dwelling with vertical and horizontal extensions. The site is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of March 3, 2004)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption:
- Draft Minutes of Regular Meeting of February 10, 2005
 - Draft Minutes of Special Meeting of February 10, 2005
7. Commission Comments/Questions
8. Discussion of the responsibilities assigned to the Zoning Administrator by City Charter and Planning Code.

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
11. 2003.1162EC (J. MILLER 415-558-6344)
2351 POWELL STREET - **Informational item** - west side between North Point and Bay Streets, with additional frontage on Stockton and Mason Streets, all of Assessor's Block 31 (Lots 1, 3 and 4) within a C-2 (Community Business) District and a 40-X Height and Bulk District, and all of Assessor's Block 32 (Lots 1 and 2) and Lot 3 in Assessor's Block 33, within an RM-3 Mixed Residential, Medium Density) District and a 40-X Height and

Bulk District, and all within the Northern Waterfront Special Use District No. 2.– Follow-up report to Commission on authorized Conditional Use (Motion No. 16918) regarding dwelling-unit mix and in-lieu payment to Recreation and Park Department in place of on-site usable open space.

Preliminary Recommendation: No Action Required

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

12. 2005.0009L (M. LUELLEN: (415) 558-6478)
1110 TAYLOR STREET - east side of Taylor Street between Sacramento and Clay Streets; Lot 018 in Assessor's Block 222 - **Request for the Planning Commission to adopt a Resolution** recommending that the Board of Supervisors approve the designation of the Glazer-Keating House as Landmark No. 251.
Preliminary Recommendation: Adopt a resolution recommending landmark designation.

F. REGULAR CALENDAR

13. 2004.0945C (J. PURVIS: (415) 558-6354)
695 BRYANT - southeast corner at 5th Street; Lot 047 in Assessor's Block 3777 - **Request for Conditional Use** Authorization under Planning Code Section 890.50 for the intensification of a homeless shelter from a 205-bed capacity to a 345-bed capacity within an existing two-story-over-basement building. The site is within an SLI (Service/Light Industrial) Mixed Use District, a 50-X Height and Bulk District and is within the Industrial Protection Zone under Planning Commission Resolution No. 16202.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 3, 2005)
- 14a. 2004.1342EXV (M. LI: (415) 558-6396)
693 SUTTER - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - **Request for a Determination of Compliance under Planning Code Section 309 and Request for Exceptions including an exception to the rear yard requirements as permitted in Section 134(d).** The proposal is to convert approximately 7,000 square feet of office space on the fifth and sixth floors of the existing building to six dwelling units. Previously, Section 309 approval was granted for the conversion of the mezzanine and the second through fourth floors from office space to 10 dwelling units. Approval of the current proposal would result in a total of 16 dwelling units, including two BMR units. There will be no physical expansion of the existing building. The project site lies within a C-3-G (Downtown General Commercial) District and an 80-130-F Height and Bulk District. The Zoning Administrator will hold a simultaneous hearing to consider a request for an off-street parking variance.
Preliminary Recommendation: Approval with Conditions

- 14b. 2004.1342EXV (M. LI: (415) 558-6396)
693 SUTTER - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - **Off-street parking variance sought**. The proposal is to convert approximately 7,000 square feet of office space on the fifth and sixth floors of the existing building to six dwelling units. There will be no physical expansion of the existing building. The project site lies within a C-3-G (Downtown General Commercial) District and an 80-130-F Height and Bulk District. The parking requirement for the proposed project is two spaces, and the project is proposing zero spaces. The application for variance will be considered by the Zoning Administrator.
- 15a. 2002.0805RTZ (M. FOSTER (415) 558-6362)
MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider a **Motion of Intent to Initiate Amendments to the Planning Code** pursuant to the proposed Mid-Market Redevelopment Plan and Special Use District.
Preliminary Recommendation: Adopt a Motion of Intent to Initiate Amendments to the Planning Code.
- 15b. 2002.0805RTZ (M. FOSTER (415) 558-6362)
MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider a **Motion of Intent to Initiate Amendments to the Zoning Map** pursuant to the proposed Mid-Market Redevelopment Plan and Special Use District.
Preliminary Recommendation: Adopt a Motion of Intent to Initiate Amendments to the Zoning Map.
16. 2005.0076T (D. SIDER: (415) 558-6697)
ESTABLISHING ADDITIONAL AFFORDABILITY REQUIREMENTS FOR SRO UNITS - Consideration of an Ordinance amending Planning Code Section 890.88 to define a Single Room Occupancy (SRO) unit as a unit that is affordable to very low income or extremely low income households and making findings of consistency with Planning Code Section 101.1 and the General Plan
Preliminary Recommendation: Pending
(Continued from Regular Meeting of March 24, 2005)
17. 2003.0029E (C. ROOS (415) 558-5981)
ONE RINCON HILL RESIDENTIAL DEVELOPMENT (425 FIRST STREET) - **Public Hearing On Draft Environmental Impact Report (EIR)**. The project would demolish the former Bank of America three-story office building, clock tower, and two-story parking

garage, and construct a 720-unit development as follows: a 450-ft.-tall, 45-story north tower with about 312 units; a 550-ft.-tall, 54-story south tower with about 354 units; about 14 stacked townhouses, 45-ft.-tall fronting Harrison Street and First Street; lobbies, management office, fitness center; about 3, 220 gross square feet (gsf) of retail; accommodation for 720 parking spaces with attendants and lifts, accessible on First Street; four loading spaces accessible on Harrison Street; about 49,000 gsf of residential open space; and an additional 19,000 gsf of publicly accessible open space along Harrison Street and in the First Street public right-of-way. The project would total about 1,217,315 gsf, a net increase on the site of about 1,133,399 gsf. The site includes Lots 1, 9, and 15, in Assessor's Block 3765, on the block bounded by Harrison, First and Fremont Streets and the Bay Bridge West approach. The north part of the site is in an RC-4 Use district, and Residential Subdistrict of the Rincon Hill Special Use District (SUD). The south part is zoned M-1, and is in the Commercial/Industrial Subdistrict of the Rincon Hill SUD. The north part of the site is zoned 200-R, and the south part is zoned 84-X for Height and Bulk. The project requires the following approvals: 1) rezoning (including Height/Bulk and Use district reclassification for the site), if the proposed Rincon Hill Plan and Downtown Residential (DTR) Use District and proposed Height and Bulk districts were not adopted and/or proceed as scheduled; 2) Conditional Use authorization should the proposed Rincon Hill Plan and Downtown Residential (DTR) Use District not be adopted and/or proceed as scheduled, or proposed Section 309.1 authorization should the Rincon Hill Plan and DTR Use District be approved; 3) demolition and building permits from the Department of Building Inspection; 4) a revocable encroachment permit or street improvement permit from the Department of Public Works (DPW), approval from DPW and the Department of Parking and Traffic for street improvements; and 5) approval from DPW and coordination with Caltrans for use of the First Street right-of-way, and a lot merger, approvable by DPW.

Preliminary Recommendation: Public Hearing to Receive Comments. No Action Required.

NOTE: Written comments will be received at the Planning Department until 5 pm, April 19, 2005.

18. 2005.0226DDDD (S. VELLVE: (415) 558-6263)
60 CLARENDON AVENUE - north side between the Stanyan Street right-of-way and Twin Peaks Boulevard; Lot 023 in Assessor's Block 2688 - **Requests for Discretionary Review and staff-initiated Discretionary Review** of Building Permit Application No. 2004.04.22.2053 proposing to construct a new single-family dwelling on a steeply down-sloping vacant lot. The house would be two stories at the street frontage and five stories at the rear in an RH-1(D) (House, One-Family (Detached Dwelling)) District and 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
- 19a. 2004.1332D (G. CABREROS: (415) 558-6169)
1539 LINCOLN WAY - south side between 16th and 17th Avenues; Lot 039 in Assessor's Block 1734 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.07.18.9867, proposing to demolish an existing single-family dwelling in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do Not take Discretionary Review and approve demolition
 (Continued from Regular Meeting of April 7, 2005)
- 19b. 2004.1333D (G. CABREROS: (415) 558-6169)
1539 LINCOLN WAY - south side between 16th and 17th Avenues; Lot 039 in Assessor's Block 1734 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of

Building Permit Application No. 2003.07.18.9863, proposing to construct a new four-story, three-unit building in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not take Discretionary Review and approve.

(Continued from Regular Meeting of April 7, 2005)

- 20a. 2004.1334D (G. CABREROS: (415) 558-6169)
1545-1547 LINCOLN WAY - south side between 16th and 17th Avenues; Lot 038 in Assessor's Block 1734 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.07.18.9872, proposing to demolish an existing two-unit dwelling in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of April 7, 2005)
- 20b. 2004.1335D (G. CABREROS: (415) 558-6169)
1545-1547 LINCOLN WAY - south side between 16th and 17th Avenues; Lot 038 in Assessor's Block 1734 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.07.18.9869, proposing to construct a new four-story, three-unit building in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve.
(Continued from Regular Meeting of April 7, 2005)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

THE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, APRIL 21, 2005, TO DISCUSS AND POSSIBLY AMEND THEIR RULES AND REGULATIONS TO ADDRESS NOTICE, VOTING AND JURISDICTIONAL ISSUES.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 408
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 21, 2005

12:00 PM

SPECIAL MEETING

DOCUMENTS DEPT.

APR 18 2005

SAN FRANCISCO
PUBLIC LIBRARY

64-13-05A09 134 MAY 2005

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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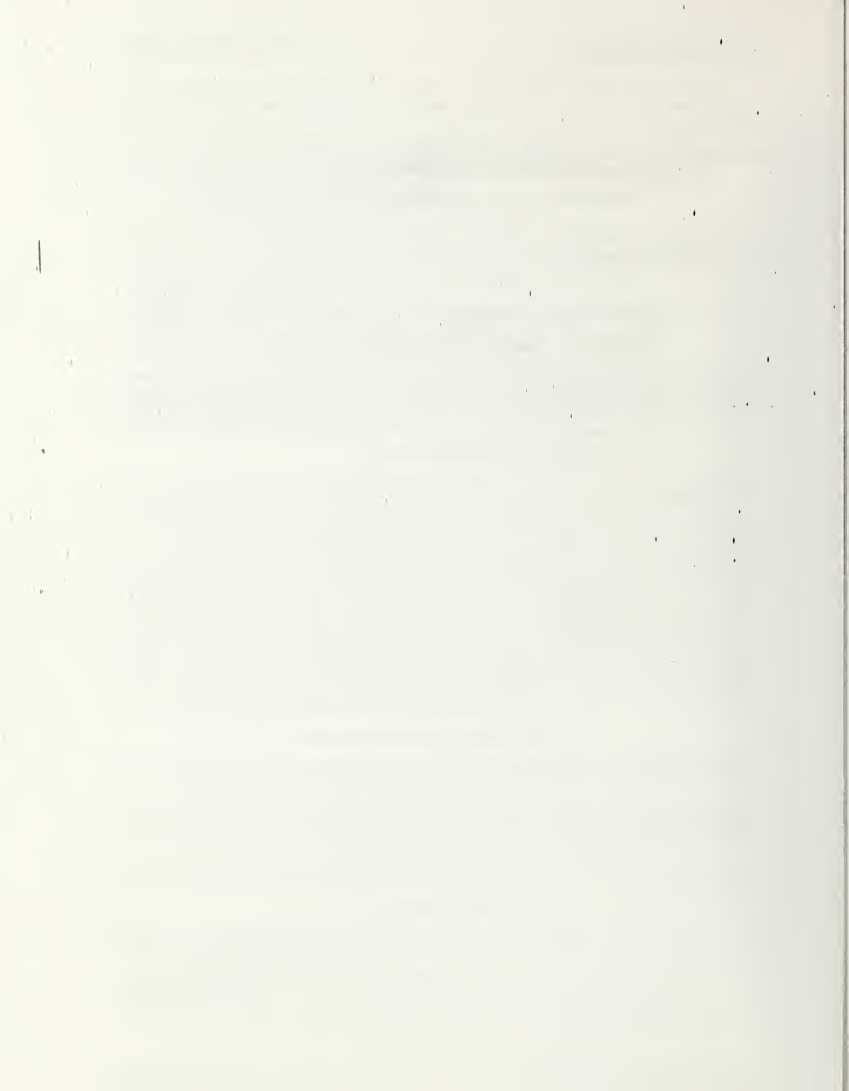
12:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell;
Kevin Hughes; William L. Lee; Christina Olague

A. SPECIAL CALENDAR

1. (S. EXLINE: (415) 558-6332)
INFORMATIONAL PRESENTATION BY THE DEPARTMENT OF PUBLIC HEALTH ON THE EASTERN NEIGHBORHOODS HEALTH IMPACT ASSESSMENT - The Public Health Department is engaged in a Health Impact Assessment of the Eastern Neighborhoods Rezoning options separately from the Planning Department's Environmental Impact Report. This presentation by the Health Department will be an informational presentation to the Planning Commission on the process being followed to conduct this assessment and how this process will inform the Commission on the health impacts associated with the Eastern Neighborhoods rezoning.
Action: Informational Only

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 21, 2005
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

APR 18 2005

SAN FRANCISCO
PUBLIC LIBRARY

04-18-05 A09:14 R:VD

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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0296EKX (M. LI: (415) 558-6396)
631 FOLSOM STREET - south side between 2nd and Hawthorne Streets; Lot 090 in Assessor's Block 3750 - **Request under Planning Code Section 309 for a Determination of Compliance and Request for Exceptions.** The proposal is to construct a 21-story, 209-foot-high building containing up to 120 dwelling units and a garage with up to 64 parking spaces (36 independently accessible and 28 tandem). The project requires rear yard, wind, height, and bulk exceptions. The project site lies within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District.
Preliminary Recommendation: Approval with condition
(Proposed for Continuance to April 28, 2005)
2. 2004.0798D (M. SMITH: (415) 558-6322)
2070 30TH AVENUE - east side between Pacheco and Quintara Streets, Lot 003M in Assessor's Block 2149 - **Request for Discretionary Review** of Building Permit Application No. 2004.01.26.4825, proposing to construct a two-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
NOTE: On March 3, 2005, following public testimony, the Commission continued the matter to April 21, 2005 in order for Project Sponsor to hire an architect to present alternative designs and to continue to work with the neighborhood trying to reach an agreement on a design. Public Hearing remains open.
(Proposed for Continuance to May 12, 2005)
- 3a. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.03.07.3680 to demolish an existing two-story two-family dwelling (the project also proposes the construction of a new two-family dwelling) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove Demolition Permit
(Continued from Regular Meeting of March 17, 2005)
(Proposed for Continuance to May 12, 2005)
- 3b. 2004.0682D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning

Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2001.03.07.3684 for the new construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking spaces.

Preliminary Recommendation: Take Discretionary Review and disapprove Building Permit

(Continued from Regular Meeting of March 17, 2005)

(Proposed for Continuance to May 12, 2005)

- 4a. 2003.1152DV (M. LUELLEN: (415) 558-6478)
329 BAY STREET - south side between Powell and Mason Streets through to Vandewater Street; Lot 036, Block 0041 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.16.9064 and 2004.10.05.5976, proposing to demolish the existing building and construct a new four-story building approximately 40' high containing 21 dwelling units and 3,100 square feet of retail space. Twenty-one parking spaces would be located below grade, located in C-2 (Community Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
(Continued from Regular Meeting of April 14, 2005)
(Proposed for Continuance to May 5, 2005)
- 4b. 2003.1152DV (M. LUELLEN: (415) 558-6478)
329 BAY STREET - south side between Powell and Mason Streets through to Vandewater Street; Lot 036 Block 0041 - **Request for Variance** from rear yard requirements, pursuant to a project that would demolish the existing, largely vacant, one-story building with 8,550 square feet of existing retail space to construct a new four-story building approximately 40 feet high, containing 21 dwelling units and 3,100 square feet of retail space. Twenty-one parking spaces would be located below grade, with vehicular access from Vandewater Street. Section 134(a)(1) requires that a building, which contains dwellings in this district, have a minimum rear yard depth equal to the larger of 25 percent of the lot depth or 15 feet. The subject lot is 120 feet deep and the required rear yard would be 30 feet. The project proposes no rear yard, but substitutes two light courts approximately 25 feet in depth on each side property line at mid-lot. The site is zoned C-2 (Community Business District), in the Northern Waterfront Special Use District #2, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 14, 2005)
(Proposed for Continuance to May 5, 2005)
5. 2004.0916L (M. SNYDER: (415) 575-6891)
900 INNES AVENUE - northeast side between Griffith and Winters Point Boulevard. Assessor's Block 4646 and Lot 007 - **Request for Landmark Designation** under Planning Code Sections 1004.1, 1004.2 as City Landmark No. 250. The subject property is within an NC-2 (Neighborhood Commercial - Small Scale) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 3, 2005)
(Proposed for Continuance to June 23, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption – Draft Minutes of March 24, 2005.
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
10. 2003.0244C
2101 BLOCK OF BRYANT STREET & 2830 20TH STREET - (the site formerly referred to as Bryant Square), located on the block bounded by Bryant, 19th, York, and 20th Streets; Lots 60, 62, and 63 in Assessor's Block 4080 - **Informational Presentation of design changes to the proposed residential project approved under Planned Unit Development Case No. 2003.0244C and Planning Commission Resolution 16660.** The subject property is within both a C-M and an M-1 Zoning District and a 65-B Height and Bulk District.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

11. 2004.0893DV (T. TAM: (415) 558-6325)
1223 BOSWORTH STREET - south side between Congo Street and O'Shaughnessy Boulevard, Lot 33A in Block 6706 - **Request for Discretionary Review** for Building Permit Application 2004.11.04.8581 to construct a new three-story-over-garage, single-family dwelling unit on a substandard size lot measuring 25 feet in width by 42 feet in length. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of March 10, 2005)

NOTE: On March 10, 2005, the Commission voted to Take Discretionary Review and Approve the Project. The motion failed by a vote of +2-2; Commissioners Alexander, Bradford Bell and Hughes were absent. The item was continued to April 7, 2005, to allow the absent Commissioners the ability to participate in final action.

NOTE: On March 10, 2005, the Commission continued this matter to April 7, 2005, to allow absent Commissioners the opportunity to participate in final action. This item was unfortunately left off the April 7, 2005 calendar through Administrative error. Notice was given that this matter was continued to April 21, 2005

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

12. 2005.0020Q (C. NIKITAS: (415) 558-6306)
1124 LEAVENWORTH STREET - east side between California and Sacramento Streets, Lot 015 in Assessor's Block 0247, six dwelling units proposed for a **residential condominium conversion subdivision**, in an RM-3 (Residential Mixed, Medium Density) and a 65-A Height and Bulk District. The proposal is to convert the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval
13. 2004.1171Q (C. NIKITAS: (415) 558-6306)
9 REDFIELD ALLEY/906-910 UNION STREET - north side of Union Street, between Jones and Taylor Streets, Lot 004A in Assessor's Block 0099, five dwelling units proposed for a **residential condominium conversion subdivision**, in an RM-2 (Residential Mixed, Moderate Density) and a 40-X Height and Bulk District. The proposal is to convert the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval
14. 2005.0217C (M. LI: (415) 558-6396)
601 BROADWAY - southwest corner at Grant Avenue, Lot 001 in Assessor's Block 0161 - **Request for Conditional Use** authorization to legalize a small self-service restaurant (dba "Yoogo Gelato") of approximately 850 square feet. There will be no physical expansion of the existing building or commercial space. The site is within the Chinatown Community Business District and a 50-N Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

H. REGULAR CALENDAR

15. 2004.0346DDD (G. CABREROS: (415) 558-6169)
245 - 23RD AVENUE - west side between California and Clement Streets, Lot 009 in Assessor's Block 1410 - **Requests for Discretionary Review** of Building Permit Application 2005.01.14.3280 to construct two additional stories and a rear horizontal addition to the existing two-story, two-unit building resulting in a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve
16. 2005.0068D (S. VELLVE: (415) 558-6263)
4967-4969 - 17TH STREET - south side between Stanyan and Shrader Streets; Lot 059 in Assessor's Block 1289 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2004.11.03.8481 proposing to legalize the merger of two dwelling units into one dwelling unit within a two-unit building in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the permit.

- 17a. 2004.1204DV (S. VELLVE: (415) 558-6263)
1420 HAIGHT STREET - north side between Masonic Avenue and Ashbury Street; Lot 005 in Assessor's Block 1232 - **Request for Discretionary Review** of Building Permit Application No. 2003.12.21.3024 proposing to legalize a stair penthouse and elevator mechanical equipment constructed without permits at the rear of the roof of the subject building, which houses Shoe Biz, in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 17b. 2004.1204DV (S. VELLVE: (415) 558-6263)
1420 HAIGHT STREET - north side between Masonic Avenue and Ashbury Street; Lot 005 in Assessor's Block 1232 - **Rear yard and non-complying structure variances sought** per Sections 134 and 188 to legalize a stair penthouse and elevator mechanical equipment constructed without permits at the rear of the roof of the subject building, which houses Shoe Biz, in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
18. 2005.0255D (M. SMITH: (415) 558-6322)
29 MENDOSA AVENUE - south side between 9th and 10th Avenues, Lot 021 in Assessor's Block 2860 - **Request for Discretionary Review** of Building Permit Application No. 2004.12.01.0467, proposing to construct a vertical addition and façade alterations on a single-family dwelling by horizontally enlarging the existing top floor towards the front of the building, located in a RH-1(D) [Residential, House, One-Family (Detached)] District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
19. 2004.1214D (M. SMITH: (415) 558-6322)
422 ARCH STREET - east side between Garfield and Shields Streets, Lot 027 in Assessor's Block 7006 - **Request for Discretionary Review** of Building Permit Application No. 2004.03.26.9714, proposing to construct a two-story horizontal addition at the rear and a one-story vertical addition on top of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
20. 2004.1300C (M. SMITH: (415) 558-6322)
2154 IRVING STREET - northeast corner at 23rd Avenue, Lot 024 in Assessor's Block 1728 - **Request for Conditional Use** Authorization pursuant to Planning Code Section 711.44 to legalize the existing small self-service restaurant (Star's Flower and Tea Shop) that is currently operating at this location, within a NC-2 (Small-Scale Neighborhood Commercial) District, Irving Street Restaurant and Fast-Food Sub-district, and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
21. 2004.1346C (M. SMITH: (415) 558-6322)
5260 DIAMOND HEIGHTS BOULEVARD - south side between Duncan Street and Gold Mine Drive, Lot 002 in Assessor's Block 7521 - **Request for Conditional Use** Authorization pursuant to Planning Code Section 713.21 to allow the expansion of a non-complying 8,100 square-foot retail space to be occupied by Walgreens further over the permitted use size limitation of 5,999 sq. ft., located in a NC-S (Neighborhood Commercial Shopping Center) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

22. 2004.0508C (M. SNYDER: (415) 575-6891)
3555 CESAR CHAVEZ STREET - d.b.a. "St. Luke's Hospital", the block bordered by Cesar Chavez Street, Valencia Street, Duncan Street and San Jose Avenue, Lot 001 in Assessor's Block 6575. **Request for Conditional Use** authorization to allow the installation of a Wireless Telecommunications Facility in an RH-2 District as required under Planning Code Sections 209.6(b). The proposed telecommunications facility would consist of six antennas each installed within a stealth vent pipe that would be approximately 16-feet above the roof and 91-feet above grade, and associated equipment cabinets. The WTS facility would be operated by Nextel Communications. The subject property is within an RH-2 (House, Two-family) District, and a 105-E Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 1 Location Site, a public building.
Preliminary Recommendation:
23. 2005.0110C (D. JONES: (415) 558-6477)
3800 24TH STREET - northwest corner of 24th and Church Streets, Lot 014 in Assessor's Block 3651 - **Request for Conditional Use** Authorization under Planning Code Sections 728.49 and 303 to establish a financial service within a 2,050 square foot vacant retail space. The subject property is located in the 24th Street - Noe Valley Neighborhood Commercial District and within a 40-X Height and Bulk District. The Project Sponsor (Sterling Bank and Trust) proposes to establish a financial service into one of two 2,050 square foot retail spaces on the ground floor of a one-story commercial building previously occupied by a laundemat.
Preliminary Recommendation: Approval with Conditions
24. 2004.1033Z (P. LORD: (415) 558-6311)
ASSESSOR'S BLOCK 0185 REZONING - **Consideration of an Ordinance amending the San Francisco Planning Code by amending the Zoning Map of the City and County of San Francisco, Section Map 2**, to change the use district designation of Assessor's Block 0185, Lots, 005, 029, 030, 031, 038, 039, 040, and 041 (mid-block South side of Pacific Street between Hyde Street and Larkin Street) from NC-2 (Small-Scale Neighborhood Commercial District) to RM-1 (Residential, Mixed: Low Density, making finding pursuant to Section 302 and, making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with modifications
25. 2005.0198X (A. LIGHT: (415) 558-6254)
301 MISSION STREET - south side between Fremont and Beale Street, Lots 1 and 17 in Assessor's Block 3719 - **Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and an exception to rear yard requirements (Section 134(d))**. The subject property is located within the C-3-O Zoning District as well as the 550-S and 400-S Height and Bulk Districts. The proposed project is to change the mix of uses and make minor changes to a portion of the building envelope on a previously approved mixed-use project, which was approved for 130,000 square feet of office space in a nine-story mid-rise building; 320 residential units and 120 extended stay hotel suites in a 58-story tower; 9,400 square feet of ground floor retail and 18,710 square feet of public and private open space contained within a base podium element; and four levels of below-grade parking. The previously approved project was so conditioned that if in the judgment and at the discretion of the property owner, the hotel market did not sufficiently justify the operation of the proposed hotel facility, the 120 extended stay hotel units would be authorized for conversion to an equal number of residential units. Therefore, the previously approved project was approved for a total of 440 dwelling units under specific conditions, all contained within the 58-story tower. The modified project would eliminate the office and hotel uses, and would contain a total of 420 dwelling units, placing 54 of these units in the former 130,000 square-foot office

building envelope, and 366 larger dwelling units would occupy the entire tower building envelope. The ground level retail space would be reduced to 7,900 square feet, and there would be approximately 6,700 square feet of public open space, although with the removal of the office and hotel uses, no public open space is actually required by the Planning Code. The proposed residential and retail uses would be contained in substantially the same building envelopes as were approved for the previous mixed-use project, with minor changes to the mid-rise building facade and a rear yard exception required for the dwellings within it.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 7, 2005)

26. (L. AVERY: (415) 558-6407)
PLANNING COMMISSION RULES AND REGULATIONS - CONSIDERATION OF AMENDMENT: Article IV, Sections 3 & 6 to address notice and voting; add a new Section 7 to address jurisdiction; renumber remaining section of Article IV.

7:00 P. M.

27. 2000.1081EMTZ (R. COOPER: (415) 558-5974)
RINCON HILL PLAN - Certification of Environmental Impact Report. The proposed project is a revised Rincon Hill Plan (an Area Plan of the San Francisco General Plan) and revised planning controls for the Rincon Hill area. The San Francisco Planning Department proposes to replace the Planning Code's existing Rincon Hill Special Use District (SUD), as set out in Planning Code Section 249.1, with a new Rincon Hill Downtown Residential Mixed Use District (DTR), which would increase height limits, revise the "R" bulk district, amend the Rincon Hill Area Plan, and make other General Plan and zoning changes intended to stimulate additional high-density, residential development in the Rincon Hill area. Improvements to the streetscape, transportation system and open space would result from implementation of the new Plan. Rincon Hill is in the northeast section of San Francisco, south of the Financial District and Transbay Terminal, and north of the South Beach neighborhood. The project area is bounded generally by Folsom Street, Steuart Street, The Embarcadero, Bryant Street, the Bay Bridge approach and the Transbay Terminal ramps and encompasses about 12 city blocks.
- NOTE:** The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 10, 2004. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify EIR

- 28a. 2000.1081EMTZ (R. COOPER: (415) 558-5974)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt CEQA Findings** regarding General Plan Amendments and Planning Code and Zoning Map Amendments pursuant to adoption of the Rincon Hill Area Plan.
- Preliminary Recommendation: Approve Draft Resolution
- 28b. 2000.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the**

Rincon Hill Area Plan and other elements of the General Plan (Revising the Rincon Hill Area Plan and amending the Urban Design and Recreation and Open Space Elements, the Downtown and South of Market Area Plans, and the Land Use Index) pursuant to the Rincon Hill Plan.

Preliminary Recommendation: Approve Draft Resolution

- 28c. 2005.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Planning Code** (Adding Sections 145.4, 166, 167, 175.7, 309.1, and 827, and amending Sections 102.5, 135, 141, 151, 152, 153, 154, 155, 182, 201, 207.5, 209, 249.1, 260, 270, 603, 608.13, 802.1, 803, 809). Proposed amendments will establish the Rincon Hill Downtown Residential District and make related text changes pursuant to the Rincon Hill Plan.

Preliminary Recommendation: Approve Draft Resolution

- 28d. 2005.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Zoning Map** (Amending Maps 1,1H, and 1SU). Proposed amendments will establish the Rincon Hill Downtown Residential Mixed-Use ("DTR") District, revise height and bulk districts in the area, and revise the boundaries of the existing "Rincon Hill Residential/Commercial Special Use District" and rename it the "Folsom and Main Residential/Commercial Special Use District" pursuant to the Rincon Hill Plan.

Preliminary Recommendation: Approve Draft Resolution

- 28e. 2005.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Planning Code** (Adding Section 318). Proposed amendments will establish "Community Improvements Funds" and "Community Improvement Impact Fees" in Downtown Residential Districts, and a specific Rincon Hill Community Improvements Fund and Community Improvement Impact Fee pursuant to the Rincon Hill Plan.

Preliminary Recommendation: Approve Draft Resolution

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 28, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 25 2005

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04-25-03P01:30 RUCV

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

*Separate broadcast service is now available at: <http://majestic.ipolis.net/SFGTV/sfpuc.ram>
or*

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell;
Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.01947T (P. LORD: (415) 558-6311)
MESSAGE ESTABLISHMENT DEFINITION AS PER HEALTH CODE AND REQUIREMENTS FOR CONDITIONAL USE AUTHORIZATION - Consideration of an Ordinance amending San Francisco Planning Code Sections 218.1, 710.54, 711.54, 712.54, 713.54, 716.54, 717.54, 718.54, 719.54, 720.54, 721.54, 722.54, 723.54, 724.54, 725.54, 726.54, 727.54, 728.54, 729.54, 730.54, 810.54, 811.54, 812.54, 790.60 and 890.60 to define message establishments per Section 1900 of the Health Code, to provide that all message establishments shall be permitted as conditional uses, to provide that non-incidental message establishments must first obtain all required permits from the Health Department before seeking a conditional use permit, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
(Proposed for Continuance to May 5, 2005)
2. 2000.1081EMTZ (R. COOPER: (415) 558-5974)
RINCON HILL PLAN - Certification of Environmental Impact Report. The proposed project is a revised Rincon Hill Plan (an Area Plan of the San Francisco General Plan) and revised planning controls for the Rincon Hill area. The San Francisco Planning Department proposes to replace the Planning Code's existing Rincon Hill Special Use District (SUD), as set out in Planning Code Section 249.1, with a new Rincon Hill Downtown Residential Mixed Use District (DTR), which would increase height limits, revise the "R" bulk district, amend the Rincon Hill Area Plan, and make other General Plan and zoning changes intended to stimulate additional high-density, residential development in the Rincon Hill area. Improvements to the streetscape, transportation system and open space would result from implementation of the new Plan. Rincon Hill is in the northeast section of San Francisco, south of the Financial District and Transbay Terminal, and north of the South Beach neighborhood. The project area is bounded generally by Folsom Street, Steuart Street, The Embarcadero, Bryant Street, the Bay Bridge approach and the Transbay Terminal ramps and encompasses about 12 city blocks.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 10, 2004. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Proposed for Continuance to May 5, 2005)

3. 2004.0487C (W. HASTIE: (415) 558-6381)
179 SAN CARLOS STREET - east side, between 18th and 19th Streets, Lot 23 in Assessor's Block 3589 - **Request for Conditional Use** Authorization for the construction of a new three-unit building over 40 feet in height, per Code Section 253. The property is located within an RH-3 (House, Three-Family) District with a 50-X Height and Bulk limit. The proposal is to construct a new three-unit building on a vacant lot with three off-street parking spaces at the ground level.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to May 19, 2005)
4. 2004.0076C: (B. FU: (415) 558-6613)
1350 NATOMA STREET - west side, between 14th and 15th Streets, Lot 089 in Assessor's Block 3548 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 215 and 303 to allow the construction of 8 residential dwelling units in a C-M (Heavy Commercial) District with a 50-X Height and Bulk Designation, and in a Housing/Mixed overlay as designated by Planning Commission Resolution No. 16727. The proposal is to demolish the existing industrial building and construct 8 dwelling units within a new four-story over ground floor parking garage building containing a total of 8 off-street parking spaces.
Preliminary Recommendation: Pending
(Proposed for Continuance to May 19, 2005)
5. 2003.0869E (J. NAVARRETE: (415) 558-5975)
88 FIFTH STREET - THE OLD U.S. MINT - **Appeal of Preliminary Mitigated Negative Declaration** - The proposed project is the rehabilitation plus seismic upgrade and addition to the United States Old Mint located at 88 Fifth Street in downtown San Francisco (Assessor's Block 3704, Lot 11). The existing three-story plus an occupied attic 99,921-gross-square-foot (gsf) building would be retained, and the first floor courtyard enclosed in 1973 for offices would be removed, (a deduction of 4,336 gsf), and additional circulation bridges, stairs and an elevator (addition of 2,642 gsf) would be added within the existing 4-story courtyard. The existing attic would be expanded on the roof along the south side of the courtyard to create a museum gallery (an addition of 1,554 gsf) with a view of the city skyline to the south. The courtyard removal and additions of bridges and roof gallery would result in an overall reduction of gsf, for a total floor area of 99,788 gsf. The building would include 79,957 square feet if usable space total including: 36,326 sf of City History Museum space, 2,082 sf of Museum office space, 2,045 sf of museum back of house space, 2,044 sf of museum retail, and 3,336 sf of museum theater space. Tenants in the building would be the 8,153 sf Gold Rush and Money Museum, 2,492 sf of small retail lease spaces, and 6,360 gsf of restaurant space and cafe. 3,987 sf would be used for the San Francisco Visitor Center, and the remaining 11,108 sf would be circulation, toilets and support spaces ancillary to the museum use. The project would include closure of Jessie Street to vehicles, between Mint and Fifth Streets, to be used for outdoor restaurant seating. The project site is approximately 47,515 sq. ft., is zoned P (Public) within a 90-X height and bulk district, and within the Mid-Market St. Revitalization and Conservation District. Transaction document approvals would be required from the Board of Supervisors, and a Certificate of Appropriateness would be required by the Landmarks Preservation Advisory Board.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of April 7, 2005)
(Proposed for Continuance to May 19, 2005)
6. 2004.1078D (J. PURVIS: (415) 558-6354)
2417 BRYANT STREET - east side south of 22nd Street; Lot 023 in Assessor's Block 4151 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.27.7308 proposing the addition of two full floors for two additional dwelling units

to an existing single-family dwelling in an RM-1 (Residential, Mixed, Low-Density) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 9, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption – Draft Minutes of March 31 and April 7, 2005.
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2005.0092C (K. McGEE: (415) 558-6367)
465 WOOLSEY STREET - northwest corner of Woolsey and Goettingen Streets; Lots 15/16 in Assessor's Block 6118 - **Request for Conditional Use** Authorization to add a childcare facility for up to 39 children in an existing church, Grace Lutheran Church, in an RH-1 (Residential, House, One Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.3(f).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 24, 2005)

F. REGULAR CALENDAR

12. 2005.0096C (J. MILLER: (415) 558-6344)
1160 MISSION STREET - north side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - **Request for Conditional Use** authorization to permit additional building square footage above the base floor area ratio of 6.0 to 1 for space devoted to affordable housing units (Planning Code Section 124(f)), in conjunction with construction of a previously approved new, 23-story residential building, in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 7, 2005)

13. 2004.0296EKX (M. LI: (415) 558-6396)
631 FOLSOM STREET - south side between 2nd and Hawthorne Streets; Lot 090 in Assessor's Block 3750 - **Request under Planning Code Section 309 for a Determination of Compliance and Request for Exceptions.** The proposal is to construct a 21-story, 209-foot-high building containing up to 120 dwelling units and a garage with up to 64 parking spaces (36 independently accessible and 28 tandem). The project requires rear yard, wind, height, and bulk exceptions. The project site lies within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District.
Preliminary Recommendation: Approval with condition
(Continued from Regular Meeting of April 21, 2005)
- 14a. 2004.1342EXV (M. LI: (415) 558-6396)
693 SUTTER - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - **Request for a Determination of Compliance under Planning Code Section 309 and Request for Exceptions including an exception to the rear yard requirements as permitted in Section 134(d).** The proposal is to convert approximately 7,000 square feet of office space on the fifth and sixth floors of the existing building to six dwelling units. Previously, Section 309 approval was granted for the conversion of the mezzanine and the second through fourth floors from office space to 10 dwelling units. Approval of the current proposal would result in a total of 16 dwelling units, including two BMR units. There will be no physical expansion of the existing building. The project site lies within a C-3-G (Downtown General Commercial) District and an 80-130-F Height and Bulk District. The Zoning Administrator will hold a simultaneous hearing to consider a request for an off-street parking variance.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 14, 2005)
- 14b. 2004.1342EXV (M. LI: (415) 558-6396)
693 SUTTER - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - **Off-street parking variance sought.** The proposal is to convert approximately 7,000 square feet of office space on the fifth and sixth floors of the existing building to six dwelling units. There will be no physical expansion of the existing building. The project site lies within a C-3-G (Downtown General Commercial) District and an 80-130-F Height and Bulk District. The parking requirement for the proposed project is two spaces, and the project is proposing zero spaces. The application for variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of April 14, 2005)
15. 2005.0068D (S. VELLVE: (415) 558-6263)
4967-4969 - 17TH STREET - south side between Stanyan and Shrader Streets; Lot 059 in Assessor's Block 1289 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2004.11.03.8481 proposing to legalize the merger of two dwelling units into one dwelling unit within a two-unit building in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the permit.
NOTE: On April 21, 2005, following public testimony, the Commission closed the public hearing and entertained a motion to not take Discretionary Review and approve the project. The motion failed with a +3-2 vote (Commissioners Hughes and Olague voted no and Commissioners Alexander and Bradford Bell were absent). Subsequently, the matter was continued to April 28, 2005 by a +5-0 vote (Commissioners Alexander and Bradford Bell were absent. Public comment will remain open only to address any new or modified information or material.

16. 2005.0226DDDD (S. VELLVE: (415) 558-6263)
60 CLARENDON AVENUE - north side between the Stanyan Street right-of-way and Twin Peaks Boulevard; Lot 023 in Assessor's Block 2688 - **Requests for Discretionary Review and staff-initiated Discretionary Review** of Building Permit Application No. 2004.04.22.2053 proposing to construct a new single-family dwelling on a steeply down-sloping vacant lot. The house would be two stories at the street frontage and five stories at the rear in an RH-1(D) (House, One-Family (Detached Dwelling)) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
(Continued from Regular Meeting of April 14, 2005)
17. 2005.0262D (J. IONIN: (415) 558-6309)
22 JORDAN AVENUE - east side between California and Euclid Streets; Lot 035 in Assessor's Block 1038 - **Request for Discretionary Review** of Permit Application No. 2004.09.01.3170, proposing to construct rear additions to the existing single-family dwelling at the first and third levels. The ground floor rear addition would extend the rear building wall approximately six feet and the third floor rear addition would extend the third level rear building wall approximately 13 feet 6 inches. Both additions would be set back three feet from the north side property line in an RH-1(D) (Single-family Residential, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed.
18. 2004.1310DD (G. NELSON: (415) 558-6257)
1260 FUNSTON AVENUE (AKA 13TH AVENUE) - east side between Lincoln Way and Irving Street; Lot 031 in Assessor's Block 1738 - **Requests for Discretionary Review** of Building Permit Application No. 2004.09.27.5238 proposing to construct a three-story addition at the rear of a two-story single-family dwelling in an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project as modified.
- 19a. 2004.0032D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 19b. 2004.0033D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298 proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.

5:30 P.M.

PLEASE NOTE: Regarding the following Rincon Hill Plan items – On April 21, 2005, following public testimony, the Commission closed the public hearing and passed a motion to continue these items for one week (to April 28, 2005) to engage in continued Commission deliberations with the stipulation that there would be no Commission action at that time. The items would then be continued at least one more week (to May 5, 2005) for possible Commission action.

- 20a. 2000.1081EMTZ (R. COOPER: (415) 558-5974)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt CEQA Findings** regarding General Plan Amendments and Planning Code and Zoning Map Amendments pursuant to adoption of the Rincon Hill Area Plan.
Preliminary Recommendation: Approve Draft Resolution
(Continued from Regular Meeting of April 21, 2005)
NOTE: See Above
- 20b. 2000.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Rincon Hill Area Plan and other elements of the General Plan** (Revising the Rincon Hill Area Plan and amending the Urban Design and Recreation and Open Space Elements, the Downtown and South of Market Area Plans, and the Land Use Index) pursuant to the Rincon Hill Plan.
Preliminary Recommendation: Approve Draft Resolution
(Continued from Regular Meeting of April 21, 2005)
NOTE: See Above
- 20c. 2000.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Planning Code** (Adding Sections 145.4, 166, 167, 175.7, 309.1, and 827, and amending Sections 102.5, 135, 141, 151, 152, 153, 154, 155, 182, 201, 207.5, 209, 249.1, 260, 270, 603, 608.13, 802.1, 803, 809). Proposed amendments will establish the Rincon Hill Downtown Residential District and make related text changes pursuant to the Rincon Hill Plan.
Preliminary Recommendation: Approve Draft Resolution
(Continued from Regular Meeting of April 21, 2005)
NOTE: See Above
- 20d. 2000.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Zoning Map** (Amending Maps 1.1H, and 1SU). Proposed amendments will establish the Rincon Hill Downtown Residential Mixed-Use ("DTR") District, revise height and bulk districts in the area, and revise the boundaries of the existing "Rincon Hill

Residential/Commercial Special Use District" and rename it the "Folsom and Main Residential/Commercial Special Use District" pursuant to the Rincon Hill Plan.

Preliminary Recommendation: Approve Draft Resolution

(Continued from Regular Meeting of April 21, 2005)

NOTE: See Above

- 20e. 2000.1081EMIZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Planning Code** (Adding Section 318). Proposed amendments will establish "Community Improvements Funds" and "Community Improvement Impact Fees" in Downtown Residential Districts, and a specific Rincon Hill Community Improvements Fund and Community Improvement Impact Fee pursuant to the Rincon Hill Plan.

Preliminary Recommendation: Approve Draft Resolution

(Continued from Regular Meeting of April 21, 2005)

NOTE: See Above

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



**SAN FRANCISCO
PLANNING COMMISSION
&
TREASURE ISLAND DEVELOPMENT AUTHORITY**

**Notice of Meeting & Calendar
of
SPECIAL JOINT MEETING
Board of Supervisor Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 5, 2005
11:00 A.M.**

DOCUMENTS DEPT.

MAY - 2 2005

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05-02-05A11-09 R1VL

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board

of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

11:00 AM _____

ROLL CALL:

PLANNING:	Commission President:	Sue Lee
	Commission Vice-President:	Dwight S. Alexander
	Commissioners:	Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague
TREASURE ISLAND:	President:	Claudine Cheng
	Vice-President:	Susan Po-Rufino
	Members:	Jared Blumenfeld; John Elberling; Jesse Blout; Mathew Franklin; Marcia Rosen
	Ex-Officio:	Supervisor Chris Daly

A. GENERAL PUBLIC COMMENT

At this time, members of the public may address TIDA and the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of TIDA and the Planning Commission except agenda items. With respect to agenda items, your opportunity to address TIDA and the Planning Commission will be afforded when the item is reached in the meeting. Each member of the public may address TIDA and the Planning Commission for up to three minutes.

B. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

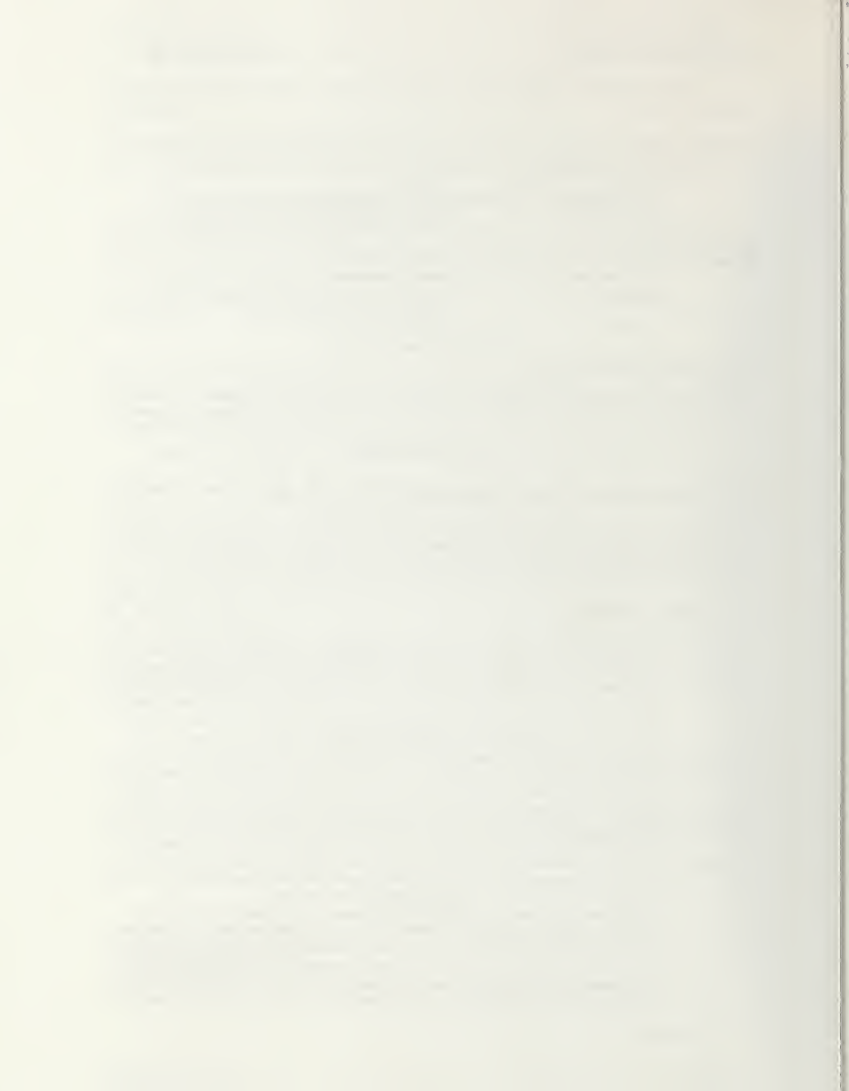
At this time, members of the public who wish to address TIDA and the Planning Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address TIDA and the Planning Commission for up to three minutes.

C. SPECIAL CALENDAR

1. **TRANSFER AND REUSE OF NAVAL STATION TREASURE ISLAND - Certification of the Environmental Impact Report (EIR)** - The Environmental Impact Report analyzes the potential environmental impacts of the conveyance of former Naval Station Treasure Island (NSTI) from the U.S. Navy to the Treasure Island Development Authority (TIDA). NSTI includes both Yerba Buena Island and Treasure Island, and is located in Central San Francisco Bay, within the jurisdictional boundaries of the City and County of San Francisco. The EIR also analyzes, as a consequence of conveyance, three reuse alternatives based upon the Reuse Plan for NSTI (1996), which includes a variety of public oriented uses such as sports fields, a film production center, conference center, hotels, a themed attraction, educational and child care facilities, a fire fighter training school, public open space, and up to 2,800 housing units. The EIR also evaluates the expansion of the existing Clipper Cove Marina at a project-level. The Navy has published a separate Final Environmental Impact Statement evaluating the potential environmental effects of the disposal and reuse of NSTI to comply with Federal requirements. Preliminary Recommendation: Certify Environmental Impact Review

NOTE: *The public hearing on the Draft Environmental Impact Review is closed. The public comment period for the Draft Environmental Impact Report ended on October 21, 2003. TIDA and the Planning Commission do not conduct public review of Final Environmental Impact Reviews. Public comments on the certification may be presented to TIDA and the Planning Commission during the Public Comment portion of the TIDA - Planning Commission calendar.*

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 5, 2005

1:30 PM

Regular Meeting

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MAY - 2 2005

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05-02-05A10:09 RCY

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Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2004.1212C (M. SNYDER: (415) 575-6891)
2839-41 MISSION STREET - a through lot between Mission Street and Lilac Alley between 24th Street and 25th Street, Lot 029 in Assessor's Block 6517 - **Request for Conditional Use** authorization under Planning Code Sections 303 and 161j to convert second story office space into six dwelling units without providing parking. The subject property is within an NC-3 (Neighborhood Commercial, Moderate-Density) District, and a 105-E Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to May 12, 2005)
- 1b. 2004.1212V (M. SNYDER: (415) 575-6891)
2839-41 MISSION STREET - a through lot between Mission Street and Lilac Alley between 24th Street and 25th Street, Lot 029 in Assessor's Block 6517 - **Request rear yard, open space, and exposure variance** (Planning Code Sections 134, 135, and 140) in association with a proposal to convert second story office space into six dwelling units. The subject property is within an NC-3 (Neighborhood Commercial, Moderate-Density) District, and a 105-E Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to May 12, 2005)
- 2a. 2005.0213D (M. SNYDER: (415) 575-6891)
84 SYCAMORE STREET / 50 CLARION ALLEY - a through lot on the north side of Sycamore Street between Valencia Street and Mission Street, Lot 077 in Assessor's Block 3576 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2003.04.15.2333 proposing to demolish two dwelling unit structures. The property is within an RH-3 (House, Three-family) District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to May 19, 2005)
- 2b. 2005.0214D (M. SNYDER: (415) 575-6891)
84 SYCAMORE STREET / 50 CLARION ALLEY - a through lot on the north side of Sycamore Street between Valencia Street and Mission Street, Lot 077 in Assessor's Block 3576 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential buildings in association with residential demolition, of Building Permit Application No. 2003.04.15.2333 proposing to construct a three-unit structure. The property is within an RH-3 (House, Three-family) District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to May 19, 2005)

3. 2005.0209DDD (G. NELSON: (415) 558-6257)
666 20th AVENUE - east side between Balboa and Cabrillo Streets, Lot 010E in Assessor's Block 1625 - **Requests for Discretionary Review** of Building Permit Application No. 2003.02.21.8031, proposing to construct a third-story vertical addition and horizontal addition at the rear of a single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposal would create a second dwelling unit and a second off-street parking space.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of April 7, 2005)
(PROPOSED FOR INDEFINITE CONTINUANCE)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption – Draft minutes from March 31, 2005.
(Continued from the Regular Meeting of April 28, 2005)
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 8a. 2004.1049CR
390 MAIN STREET, THE UNITED STATES POSTAL SERVICE FACILITY - south portion of the block bordered by Main Street, Harrison Street and Folsom Street, Block 001 in Assessor's Block 3746 - **Request for Conditional Use** authorization under Planning Code Section 234.2 to install a Wireless Telecommunications Services (WTS) that would consist of 12 antennas and related equipment for Nextel Communications. The subject property is within an P (Public) District, a Residential Rincon Hill Subdistrict, and a 150-R / 250-R Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 1 Location Site, a public building.
Preliminary Recommendation: Approval with Conditions

- 8b. 2004.1049CB (M. SNYDER: (415) 575-6891)
390 MAIN STREET, THE UNITED STATES POSTAL SERVICE FACILITY - south portion of the block bordered by Main Street, Harrison Street and Folsom Street, Block 001 in Assessor's Block 3746 - **Request for Finding of Consistency with the General Plan** pursuant to Section 4.105 of the City Charter for the installation of a Wireless Telecommunications Services (WTS) that would consist of 12 antennas and related equipment on a public building for Nextel Communications. The subject property is within an P (Public) District, a Residential Rincon Hill Subdistrict, and a 150-R / 250-R Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 1 Location Site, a public building.
9. 2005.0311C (M. LI: (415) 558-6396)
1303 POLK STREET - northwest corner at Bush Street, Lot 003 in Assessor's Block 0667 - **Request for Conditional Use** authorization to establish a small self-service restaurant (d.b.a. "Mediterranean Spirit") of approximately 970 square feet in a vacant commercial space. There will be no physical expansion of the existing building or commercial space. The site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

10. 2005.0068D (S. VELLVE: (415) 558-6263)
4967-4969 - 17TH STREET - south side between Sanyan and Shrader Streets; Lot 059 in Assessor's Block 1289 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2004.11.03.8481 proposing to legalize the merger of two dwelling units into one dwelling unit within a two-unit building in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and disapprove the permit.
NOTE: On April 21, 2005, following public testimony, the Commission closed the public hearing and entertained a motion to not take Discretionary Review and approve the project. The motion failed with a +3-2 vote (Commissioners Hughes and Olague voted no and Commissioners Alexander and Bradford Bell were absent). Subsequently, the matter was continued to April 28, 2005 by a +5-0 vote (Commissioners Alexander and Bradford Bell were absent. Public comment will remain open only to address any new or modified information or material. On April 28, following additional Commission deliberation, this matter was continued to May 5, 2005.
 (Continued from the Regular Meeting of April 28, 2005)
- 11a. 2003.1152DV (M. LUELLEN: (415) 558-6478)
329 BAY STREET - south side between Powell and Mason Streets through to Vandewater Street; Lot 036, Block 0041 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.16.9064 - proposing to demolish the existing, largely vacant, one-story building with 8,550 square feet of existing retail space to construct a new four-story building approximately 40' high containing 21 dwelling units and 3,100 square feet of retail space. Twenty-one parking spaces would be located below grade, located in C-2 (Community Commercial) District in the Northern Waterfront Special Use District #2, and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve project as proposed.
 (Continued from Regular Meeting of April 21, 2005)

- 11b. 2003.1152DV (M. LUELLEN: (415) 558-6478)
329 BAY STREET - south side between Powell and Mason Streets through to Vandewater Street; Lot 036 Block 0041 - **Request for Variance** from rear yard requirements, pursuant to a project that would demolish the existing, largely vacant, one-story building with 8,550 square feet of existing retail space to construct a new four-story building approximately 40 feet high, containing 21 dwelling units and 3,100 square feet of retail space. Twenty-one parking spaces would be located below grade, with vehicular access from Vandewater Street. Section 134(a)(1) requires that a building, which contains dwellings in this district, have a minimum rear yard depth equal to the larger of 25 percent of the lot depth or 15 feet. The subject lot is 120 feet deep and the required rear yard would be 30 feet. The project proposes no rear yard, but substitutes two light courts approximately 25 feet in depth on each side property line at mid-lot. The site is zoned C-2 (Community Business District), in the Northern Waterfront Special Use District #2, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 21, 2005)
12. 2004.0886D (M. WOODS: (415) 558-6315)
3461-3463 SACRAMENTO STREET - south side between Laurel and Walnut Streets; Lot 024 in Assessor's Block 1020 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.05.28.5151, proposing to convert the building's authorized use from two units to one unit. The units to be merged are on the second floor of a mixed use building, in the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.
13. 2004.0919DV (S. YOUNG: (415) 558-6346)
181 28TH AVENUE - west side between McLaren Avenue and Lake Street; Lot 002 in Assessor's Block 1330 - **Request for Discretionary Review** of Building Permit Application No. 2004.09.14.4137S, proposing to construct a new two-car garage structure entirely within the required rear yard of an existing two-story over basement, single-family dwelling. The proposal is intended to address a Planning Code violation concerning the elimination of off-street parking in the basement level of the main building. The property is located in an RH-1(D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
14. 2004.0346DDD (G. CABREROS: (415) 558-6169)
245 - 23RD AVENUE - west side between California and Clement Streets, Lot 009 in Assessor's Block 1410 - **Requests for Discretionary Review** of Building Permit Application 2005.01.14.3280 to construct two additional stories and a rear horizontal addition to the existing two-story, two-unit building resulting in a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
(Continued from Regular Meeting of April 21, 2005)
15. 2004.0560D (G. CABREROS: (415) 558-6169)
251 28TH AVENUE - west side between Lake and California Streets, Lot 005 in Assessor's Block 1388 - **Request for Discretionary Review** of Building Permit

Application No. 2004.02.13.6414, proposing to construct a two-story rear addition to an existing two-story, single-family houses in an RH-1(Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve with Modifications.

16. 2005.0001D (G. CABREROS: (415) 558-6169)
146 18TH AVENUE - east side between Lake and California Streets, Lot 034 in Assessor's Block 1377 - **Request for Discretionary Review** of Building Permit Application No. 2004.09.07.3431, proposing to construct a three-story rear addition and add a second dwelling unit to an existing three-story, single-family houses in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
- 17a. 2003.0996D (G. CABREROS: (415) 558-6169)
1314-16 LYON STREET - east side between Geary Boulevard and Post Street; Lot 021 in Assessor's Block 1081 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.02.21.8063, proposing to demolish a two-unit, two-story building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
- 17b. 2003.0343D (G. CABREROS: (415) 558-6169)
1314-16 LYON STREET - east side between Geary Boulevard and Post Street; Lot 021 in Assessor's Block 1081 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2002.10.03.8125, proposing to construct a two-unit, four-story building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
- 18a. 2004.1341EXCV (K. AMDUR: (415) 558-6351)
715-719 AND 721 MARKET STREET - south side between 3rd and 4th Streets, Lots 063 and 064 in Assessor's Block 3706 - **Request for Determinations of Compliance and Request for an Exception** to the rear yard requirement under Planning Code Section 309 as permitted in Code Section 134(d) for a proposed project consisting of the conversion of two existing adjacent buildings, one with 7 stories and one with 2 stories, to a mix of uses including up to 45 dwelling units, up to 45 parking spaces, three ground floor retail spaces totaling approximately 4,000 sq. ft. and approximately 5,300 sq. ft. of office space in the basement and on the ground floor. Common usable open space would be provided on the roof of the 7-story building. The Project also requires concurrent hearings for Conditional Use authorization and before the Zoning Administrator for a variance from Code-required dwelling unit exposure. The project site is within a C-3-R (Downtown Retail District), and a 120-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 18b. 2004.1341EXCV (K. AMDUR: (415) 558-6351)
715-719 AND 721 MARKET STREET - south side between 3rd and 4th Streets, Lots 063 and 064 in Assessor's Block 3706 - **Request for Conditional Use authorization** under Planning Code Sections 303, 151, 204.5 and 157 to allow parking in excess of the amount allowed as accessory, for a proposed project consisting of the conversion of two existing adjacent buildings, one with 7 stories and one with 2 stories, to a mix of uses

including up to 45 dwelling units, up to 45 parking spaces, three ground floor retail spaces totaling approximately 4,000 sq. ft. and approximately 5,300 sq. ft. of office space in the basement and on the ground floor. Common usable open space would be provided on the roof of the 7-story building. The Project also requires concurrent hearings for Determinations of Compliance and Approval of an Exception under Section 309 and before the Zoning Administrator for a variance from Code-required dwelling unit exposure. The project site is within a C-3-R (Downtown Retail District), and a 120-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 18c. 2004.1341EXCV (K. AMDUR: (415) 558-6351)
715-719 AND 721 MARKET STREET - south side between 3rd and 4th Streets, Lots 063 and 064 in Assessor's Block 3706 - **Request for a Variance** from the Code requirements for dwelling unit exposure (Section 140) for a proposed project consisting of the conversion of two existing adjacent buildings, one with 7 stories and one with 2 stories, to a mix of uses including up to 45 dwelling units, up to 45 parking spaces, three ground floor retail spaces totaling approximately 4,000 sq. ft. and approximately 5,300 sq. ft. of office space in the basement and on the ground floor. Up to 17 of the units would not meet the requirements of Section 140. Common usable open space would be provided on the roof of the 7-story building. The Project also requires Conditional Use authorization to allow parking in excess of the amount allowed as accessory, and Section 309 Determinations of Compliance and approval of an Exception to the rear yard requirement. The project site is within a C-3-R (Downtown Retail District), and a 120-X Height and Bulk District.
- 19a. 2004.0953EKVHX (K. AMDUR: (415) 558-6351)
74 NEW MONTGOMERY STREET - west side between Jessie and Ambrose Bierce Streets, Lot 033 in Assessor's Block 3707 - **Request for Determinations of Compliance and Request for Exceptions** under Planning Code Section 309 including an exception to the rear yard requirement as permitted in Code Section 134(d), and an exception to the independently accessible parking space requirements set forth in Code Section 155(c), for the proposal to convert the interior of the historic Call Building from office to residential use and to construct a new penthouse addition on the roof of the building. The project would retain and restore the building's historic exterior. Floors 2-7 would be converted to approximately 102 units and four (4) units would be added in a new penthouse constructed on the roof, for a total of approximately 106 dwelling units. Existing ground floor commercial space would be retained, and some new retail space would be provided facing Jessie St. Usable open space would be provided on the roof. The Project also requires concurrent hearings for approval of a Permit to Alter for the addition of the penthouse story to a Category I building and before the Zoning Administrator for a variance from Code requirements for dwelling unit exposure, and for provision of fewer parking spaces than required. This Project lies within a C-3-O (Downtown Office) District, and is within a 150-S and 300-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 19b. 2004.0953EKVHX (K. AMDUR: (415) 558-6351)
74 NEW MONTGOMERY STREET - west side between Jessie and Ambrose Bierce Streets, Lot 033 in Assessor's Block 3707 - **Request for a Permit to Alter** a seven-story Category I Preservation Building under Planning Code Section 1111, to convert the interior from office to residential use and to construct a new penthouse addition on the roof of the building. The Project would reuse the historic Call Building, and retain and restore the building's historic exterior. Floors 2-7 would be converted to approximately 102 units and four units would be added in a new penthouse constructed on the roof, for a total of approximately 106 dwelling units. Existing ground floor commercial space would be retained, and some new retail space would be provided facing Jessie St.

Usable open space would be provided on the roof. The Project also requires concurrent hearings for Determinations of Compliance and the approval of two Exceptions under Section 309, and before the Zoning Administrator for a variance from Code requirements for dwelling unit exposure, and for provision of fewer parking spaces than required. This Project lies within a C-3-O (Downtown Office) District, and is within a 150-S and 300-S Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 19c. 2004.0953EKVHX (K. AMDUR: (415) 558-6351)
74 NEW MONTGOMERY STREET - west side between Jessie and Ambrose Bierce Streets, Lot 033 in Assessor's Block 3707 - **Request for Variances** from the Code requirements for dwelling unit exposure (Section 140) and parking (Section 151) for the proposal to convert the interior of the historic Call Building from office to residential use and to construct a new penthouse addition on the roof of the building. The project would retain and restore the building's historic exterior. Floors 2-7 would be converted to approximately 102 units and four (4) units would be added in a new penthouse constructed on the roof, for a total of approximately 106 dwelling units. Existing ground floor commercial space would be retained, and some new retail space would be provided facing Jessie St. Usable open space would be provided on the roof. Up to 50 of the dwelling units would not meet the requirements of Section 140, and the proposed parking garage would only accommodate 17 cars independently-accessible when 27 are required by Code. The Project also requires by Code. The Project also requires concurrent hearings before the Planning Commission for approval of a Permit to Alter for the addition of the penthouse story to a Category I building and for Determinations of Compliance and approval of Exceptions (for rear yard and independently-accessible parking), and approval of a Permit to Alter for the addition of the penthouse story to a Category I building. This Project lies within a C-3-O (Downtown Office) District, and is within a 150-S and 300-S Height and Bulk District.
20. 2005.0194T (P. LORD: (415) 558-6311)
MESSAGE ESTABLISHMENT DEFINITION AS PER HEALTH CODE AND REQUIREMENTS FOR CONDITIONAL USE AUTHORIZATION - **Consideration of an Ordinance amending San Francisco Planning Code Sections 218.1, 710.54, 711.54, 712.54, 713.54, 716.54, 717.54, 718.54, 719.54, 720.54, 721.54, 722.54, 723.54, 724.54, 725.54, 726.54, 727.54, 728.54, 729.54, 730.54, 810.54, 811.54, 812.54, 790.60 and 890.60 to define message establishments per Section 1900 of the Health Code**, to provide that all message establishments shall be permitted as conditional uses, to provide that non-incidental message establishments must first obtain all required permits from the Health Department before seeking a conditional use permit, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of April 28, 2005)
- 21a. 2005.0097CV (T. TAM: (415) 558-6325)
890 VIENNA STREET - southwest corner of Vienna and Amazon Streets; Lot 3 in Assessor's Block 6353 - **Request for a Conditional Use** authorization pursuant to Planning Code Sections 209.3 and 303 to allow the establishment of a day care facility for up to 49 children (Little Eagles Catholic Preschool), an institutional use in "O'Keefe Hall," a building presently used by the parish of the Church of the Epiphany. The property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

- 21b. 2005.0097CV (T. TAM: (415) 558-6325)
890 VIENNA STREET - southwest corner of Vienna and Amazon Streets; Lot 3 in Assessor's Block 6353 - **Request for a Parking Variance** pursuant to Planning Code Sections 151 and 305 to allow the absence of parking whereas a total of two (2) off-street parking spaces are required. The variance will be heard before the Zoning Administrator concurrently with the Commission's consideration of the Conditional Use authorization on May 5, 2005.

6:30 P.M.

G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

PLEASE NOTE: Regarding the following Rincon Hill Plan items – On April 21, 2005, following public testimony, the Commission closed the public hearing and passed a motion to continue these items for one week (to April 28, 2005) to engage in continued Commission deliberations with the stipulation that there would be no Commission action at that time. The items were then continued to May 5, 2005, for possible Commission action.

22. 2000.1081EMTZ (R. COOPER: (415) 558-5974)
RINCON HILL PLAN - Certification of Environmental Impact Report. The proposed project is a revised Rincon Hill Plan (an Area Plan of the San Francisco General Plan) and revised planning controls for the Rincon Hill area. The San Francisco Planning Department proposes to replace the Planning Code's existing Rincon Hill Special Use District (SUD), as set out in Planning Code Section 249.1, with a new Rincon Hill Downtown Residential Mixed Use District (DTR), which would increase height limits, revise the "R" bulk district, amend the Rincon Hill Area Plan, and make other General Plan and zoning changes intended to stimulate additional high-density, residential development in the Rincon Hill area. Improvements to the streetscape, transportation system and open space would result from implementation of the new Plan. Rincon Hill is in the northeast section of San Francisco, south of the Financial District and Transbay Terminal, and north of the South Beach neighborhood. The project area is bounded generally by Folsom Street, Steuart Street, The Embarcadero, Bryant Street, the Bay Bridge approach and the Transbay Terminal ramps and encompasses about 12 city blocks.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 10, 2004. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from the Regular Meeting of April 28, 2005)

- 23a. 2000.1081EMTZ (R. COOPER: (415) 558-5974)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769.

The Commission will consider a resolution to **Adopt CEQA Findings** regarding General Plan Amendments and Planning Code and Zoning Map Amendments pursuant to adoption of the Rincon Hill Area Plan.

Preliminary Recommendation: Approve Draft Resolution

(Continued from Regular Meeting of April 28, 2005)

- 23b. 2000.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Rincon Hill Area Plan and other elements of the General Plan** (Revising the Rincon Hill Area Plan and amending the Urban Design and Recreation and Open Space Elements, the Downtown and South of Market Area Plans, and the Land Use Index) pursuant to the Rincon Hill Plan.
Preliminary Recommendation: Approve Draft Resolution
(Continued from Regular Meeting of April 28, 2005)
- 23c. 2000.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Planning Code** (Adding Sections 145.4, 166, 167, 175.7, 309.1, and 827, and amending Sections 102.5, 135, 141, 151, 152, 153, 154, 155, 182, 201, 207.5, 209, 249.1, 260, 270, 603, 608.13, 802.1, 803, 809). Proposed amendments will establish the Rincon Hill Downtown Residential District and make related text changes pursuant to the Rincon Hill Plan.
Preliminary Recommendation: Approve Draft Resolution
(Continued from Regular Meeting of April 28 2005)
- 23d. 2000.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Zoning Map** (Amending Maps 1,1H, and 1SU). Proposed amendments will establish the Rincon Hill Downtown Residential Mixed-Use ("DTR") District, revise height and bulk districts in the area, and revise the boundaries of the existing "Rincon Hill Residential/Commercial Special Use District" and rename it the "Folsom and Main Residential/Commercial Special Use District" pursuant to the Rincon Hill Plan.
Preliminary Recommendation: Approve Draft Resolution
(Continued from Regular Meeting of April 28, 2005)
- 23e. 2000.1081EMTZ (M. FOSTER (415) 558-6362)
RINCON HILL PLAN - Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3749 (excluding lots 052, 061, 062, and 064), 3766 (excluding lots 018 and 019), 3767, 3768, and 3769. The Commission will consider a resolution to **Adopt Proposed Amendments to the Planning Code** (Adding Section 318). Proposed amendments will establish "Community Improvements Funds" and "Community Improvement Impact Fees" in Downtown Residential Districts, and a specific Rincon Hill Community Improvements Fund and Community Improvement Impact Fee pursuant to the Rincon Hill Plan.
Preliminary Recommendation: Approve Draft Resolution
(Continued from Regular Meeting of April 28, 2005)
- 23f. (M. FOSTER (415) 558-6362)

RINCON HILL PLAN – The Planning Commission will consider adoption of a **proposed resolution** urging the Board of Supervisors to adopt certain fees and housing affordability measures in conjunction with the Board's adoption of the Rincon Hill Plan.
Preliminary Recommendation: Adoption

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

& Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 12, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAY - 9 2005

SAN FRANCISCO
PUBLIC LIBRARY

05-09-05 A10434 (CM)

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;

William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Separate broadcast service is now available at: <http://majestic.ipolis.net/SFGTV/sfpuc.ram>

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at adott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0219Z (P. LORD: (415) 558-6311)
ZONING MAP AMENDMENTS TO CHANGE THE HEIGHT AND BULK DESIGNATIONS FOR ASSESSOR'S BLOCK 0139, 0140, AND 0141 (BOUNDED BY BATTERY STREET, VALLEJO STREET, EMBARCADERO AND BROADWAY) - Consideration of an Ordinance amending San Francisco Planning Code by amending the Zoning Map of the City and County of San Francisco, Sheet 1H, to change the height and bulk designation of Assessor's Block 0139 from 84-E to 40-X and to change the height and bulk designations of Assessor's Blocks 0140 and 0141 from 84-E to 65-X, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with Modifications
(Proposed for Continuance to May 26, 2005)
2. 2004.1067C (M. SNYDER: (415) 575-6891)
33-35 MOSS STREET - east side between Howard Street and Folsom Street, Lot 67 in Assessor's Block 3731 - **Request for Conditional Use** authorization to allow the demolition of two dwelling units within the South of Market Base District under Planning Code Sections 813.13 and 803.5(b). The subject is within an RED (Residential Enclave) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 2, 2005)
- 3a. 2005.0105CV (D. DIBARTOLO: (415) 558-6291)
134 GOLDEN GATE AVENUE - north side between Leavenworth and Jones Streets; Lot 003 Assessor's Block 0344 - **Request for Conditional Use** authorization to legalize the conversion of the existing two-story over basement commercial structure to a nonprofit social service facility ("Hyde Street Community Services, Inc.") at all floor levels. Specifically, the project legalizes the premises for use of a nonprofit agency that holds contracts with the San Francisco Department of Public Health to provide daytime mental health services to an adult population, and requires Conditional use authorization for operation of such use at the second floor level per Section 209.3(d) of the Planning Code. No physical expansion of the building is proposed. The subject property is in an RC-4 (Residential-Commercial Combined High-Density) District, the North of Market Residential Special Use District #1 and an 80-120-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 2, 2005)
- 3b. 2005.0105CV (D. DIBARTOLO: (415) 558-6291)
134 GOLDEN GATE AVENUE - north side between Leavenworth and Jones Streets; Lot 003 Assessor's Block 0344 - **Off-Street Parking Variance** sought in association with the project that legalizes the conversion of the existing two-story over basement commercial structure to a nonprofit social service facility ("Hyde Street Community Services, Inc.") at

all floor levels. The uses proposed would require a maximum of 85 off-street parking spaces, with a credited deficiency of thirteen, and a net requirement of 72 off-street spaces, where none are proposed. The application for variance will be considered by the Zoning Administrator. The subject property is in an RC-4 (Residential-Commercial Combined High-Density) District, the North of Market Residential Special Use District #1 and an 80-120-T Height and Bulk District.

(Proposed for Continuance to June 2, 2005)

4. 2004.0858C (D. DIBARTOLO: (415) 558-6291)
766 VALLEJO STREET - north side between Powell and Stockton Streets; Lot 043 in Assessor's Block 130 - **Request for Conditional Use** authorization pursuant to Section 722.83 of the Planning Code to install and operate a wireless telecommunication facility for AT&T Wireless Service, roof-mounted on the existing building comprising a parking garage and police station. Under the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the property is a Preferred Location Preference 2, as a co-location site of previously approved antenna installations. The proposal is to install six panel antennas at three different locations on the roof of the approximately 67-foot high building. Related equipment would be placed on the fourth floor level within the parking garage a basement storage area. The property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of April 7, 2005)

(Proposed for Continuance to July 7, 2005)

5. 2004.0220E (N. TURRELL: (415) 558-5994)
1840 WASHINGTON STREET - Assessor's Block 0599, Lot 008 - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project involves the construction of an approximately 45,238-gross-square-foot (gsf), eight-story, 80-foot-high residential building, which would include about 31,868 gsf of residential use (29 dwelling units), and 13,370 gsf of parking (35 off-street parking spaces). The proposed project would also include the demolition of an existing 7,500 gsf, one-story-plus-mezzanine building formerly occupied by Teevan Restoration. The approximately 7,021-square-foot (sf) project site is located mid-block on the north side of Washington Street between Van Ness Avenue and Franklin Street. The site is zoned RC-4 (Residential-Commercial Combined District, High Density) and is in the Van Ness Special Use District, and an 80-D height and bulk district. The proposed project would require conditional use authorization for new construction exceeding 40 feet in height in the Van Ness Special Use District, and a variance for one unit, which would not meet the dwelling unit exposure requirement.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

(Continued from Regular Meeting of April 7, 2005)

(Proposed for Continuance to July 14, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption – Draft minutes from March 31, 2005.
(Continued from the Regular Meeting of May 5, 2005)
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
10. 2004.0774X (L. BADINER: 415/558-6350 & D. DiBARTOLO 415/558-6291)
652-654 MISSION STREET - north side between New Montgomery and Third Streets - **Informational Presentation** on the construction of a new building for The San Francisco Planning and Urban Research Institute (SPUR) which would include exhibit, public assembly, library, meeting rooms, and office space. The project is subject, under Section 309, to an administrative review only.
Preliminary Recommendation: No action to be taken by the Planning Commission

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

11. 2005.0056C (S. VELLVE: (415) 558-6263)
1640 HAYES STREET - north side between Central Avenue and Lyon Street; Lot 014 in Assessor's Block 1198 - **Request for Conditional Use** authorization pursuant to Sections 303 and 209.1(h) of the Planning Code to allow more than three dwelling units on a lot within an RH-3 (Residential House, Three Family) and a 40-X Height and Bulk District. The proposal is to convert the existing single-family dwelling to a four-unit building with no physical expansion of the building. Four parking spaces will be provided.
Preliminary Recommendation: Approval with Conditions
12. 2004.1293C (J. PURVIS: (415) 558-6354)
20 PETERS AVENUE - west side south of Fair Avenue; Lot 045 in Assessor's Block 5615 - **Request for Conditional Use** authorization under Planning Code Section 161(j) to add a second dwelling unit to a single-family dwelling without providing an additional off-street parking space. The site is within the NC-3 (Neighborhood Commercial, Moderate-Scale) Use District, and a 40-X Height and Bulk District. The proposal is to add a rear horizontal addition and a second dwelling unit at the rear of the ground floor of this single-family dwelling. The existing garage accommodates one vehicle.
Preliminary Recommendation: Approval with Conditions
- 13a. 2004.1212C (M. SNYDER: (415) 575-6891)
2839-41 MISSION STREET - a through lot between Mission Street and Lilac Alley between 24th Street and 25th Street, Lot 029 in Assessor's Block 6517 - **Request for Conditional Use** authorization under Planning Code Sections 303 and 161j to convert second story office space into six dwelling units without providing parking. The subject property is within an NC-3 (Neighborhood Commercial, Moderate-Density) District, and a 105-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 5, 2005)
- 13b. 2004.1212V (M. SNYDER: (415) 575-6891)
2839-41 MISSION STREET - a through lot between Mission Street and Lilac Alley between 24th Street and 25th Street, Lot 029 in Assessor's Block 6517 - **Request rear yard, open space, and exposure variance** (Planning Code Sections 134, 135, and 140) in association with a proposal to convert second story office space into six dwelling units.

The subject property is within an NC-3 (Neighborhood Commercial, Moderate-Density) District, and a 105-E Height and Bulk District.

(Continued from Regular Meeting of May 5, 2005)

14. 2005.0087C (M. LI: (415) 558-6396)
1402 GRANT AVENUE - northeast corner at Green Street, Lot 019 in Assessor's Block 0115 - **Request for Conditional Use** authorization to modify the conditions of approval from a previous conditional use for an existing small self-service restaurant (dba "Magnet"). The proposal is to change a Type 41 ABC license (beer and wine; food service required) to a Type 42 ABC license (beer and wine; food service not required). Under Article 7 of the Planning Code, this proposal constitutes a change of use from a restaurant to a bar. There will be no physical expansion of the existing building or commercial space. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
- 15a. 2004.1342EXV (M. LI: (415) 558-6396)
693 SUTTER STREET - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - **Request for a Determination of Compliance under Planning Code Section 309 and Request for Exceptions including an exception to the rear yard requirements as permitted in Section 134(d)**. The proposal is to convert approximately 7,000 square feet of office space on the fifth and sixth floors of the existing building to six dwelling units. Previously, Section 309 approval was granted for the conversion of the mezzanine and the second through fourth floors from office space to 10 dwelling units. Approval of the current proposal would result in a total of 16 dwelling units, including two BMR units. There will be no physical expansion of the existing building. The project site lies within a C-3-G (Downtown General Commercial) District and an 80-130-F Height and Bulk District. The Zoning Administrator will hold a simultaneous hearing to consider a request for an off-street parking variance.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 28, 2005)
- 15b. 2004.1342EXV (M. LI: (415) 558-6396)
693 SUTTER STREET - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - **Off-street parking variance sought**. The proposal is to convert approximately 7,000 square feet of office space on the fifth and sixth floors of the existing building to six dwelling units. There will be no physical expansion of the existing building. The project site lies within a C-3-G (Downtown General Commercial) District and an 80-130-F Height and Bulk District. The parking requirement for the proposed project is two spaces, and the project is proposing zero spaces. The application for variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of April 28, 2005)
16. 2005.0218Z (P. LORD: (415) 558-6311)
ZONING MAP AMENDMENTS TO CHANGE THE HEIGHT AND BULK DESIGNATIONS FOR ASSESSOR'S BLOCK 0195 (BOUNDED BY JACKSON STREET, WASHINGTON STREET, MONTGOMERY STREET AND KEARNY STREET) - **Consideration of an Ordinance amending San Francisco Planning Code by repealing Section 263.1**, which allows the Planning Commission to approve height up to 200 feet in the 65D-2 Height and Bulk District, and by amending the Zoning Map of the City and County of San Francisco, Sheet 1H, to change the height and bulk designation of Assessor's Block 0195, Lots 4, 5, 11, 12, 14, 15, and 16 from 65D-2 to 40-X and to change the height and bulk designations of the remaining assessor's blocks and lots within the 65D-2 Height and Bulk District from 65D-2 to 65-A, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval

17. 2004.0055R (J. SWITZKY: (415) 575-6815)
AMENDMENTS TO THE TRANSBAY REDEVELOPMENT PLAN (GENERAL PLAN REFERRAL) - The Planning Commission adopted General Plan conformity findings for the Transbay Redevelopment Plan on December 9, 2004. However the Redevelopment Agency has proposed amendments to the Transbay Redevelopment Plan resulting from Board of Supervisors input on the Plan, **requiring new General Plan conformity findings, pursuant to Section 4.105 of the City Charter and Section 2A.53 of the San Francisco Administrative Code.**
Preliminary Recommendation: Approve the Draft Motion finding the proposed amendments to the Transbay Redevelopment Plan in conformity with the General Plan.
18. (L. AVERY: (415) 558-6407)
PLANNING COMMISSION RULES AND REGULATIONS - CONSIDERATION OF AMENDMENT: Article IV, Sections 3 & 6 to address notice and voting; add a new Section 7 to address jurisdiction; renumber remaining sections of Article IV.
(Continued from Regular Meeting of April 21, 2005)
- 19a. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.03.07.3680 to demolish an existing two-story two-family dwelling (the project also proposes the construction of a new two-family dwelling) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove Demolition Permit
(Continued from Regular Meeting of April 21, 2005)
- 19b. 2004.0682D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2001.03.07.3684 for the new construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking spaces.
Preliminary Recommendation: Take Discretionary Review and Disapprove Building Permit
(Continued from Regular Meeting of April 21, 2005)
20. 2004.1310DD (G. NELSON: (415) 558-6257)
1260 FUNSTON AVENUE (AKA 13TH AVENUE) - east side between Lincoln Way and Irving Street; Lot 031 in Assessor's Block 1738 - **Requests for Discretionary Review** of Building Permit Application No. 2004.09.27.5238 proposing to construct a three-story addition at the rear of a two-story single-family dwelling in an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
(Continued From Regular Meeting Of April 28, 2005)
21. 2004.1161D (K. MCGEE: (415) 558-6367)
1060 GILMAN AVENUE - north side between Hawes and Griffith Streets; Lot 014 in Assessor's Block 4937 - **Request for Discretionary Review** of Permit Application No.

2004.03.03.7628, proposing to construct a three-story single-family dwelling on the existing vacant lot. The subject property is located in a RH-1 (Residential, House, Single-Family) and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

22. 2004.0901D (M. WOODS: (415) 558-6315)
2745 WEBSTER STREET - west side between Green and Vallejo Streets; Lot 001A in Assessor's Block 0557 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.08.12.1399, proposing to convert the building's authorized use from 12 units to 11 units, in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as proposed.
- 23a. 2003.0909D (M. SMITH: (415) 558-6322)
39 DIAMOND STREET, east side between Market and 18th Streets, Lot 032 in Assessor's Block 2648 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2003.05.09.4176, proposing to demolish a one-story single-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 23b. 2005.0421D (M. SMITH: (415) 558-6322)
39 DIAMOND STREET - east side between Market and 18th Streets, Lot 032 in Assessor's Block 2648 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.05.09.4178, proposing to construct a three-story over garage three-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
24. 2004.0398D (R. CRAWFORD: (415) 558-6358)
49 ELK STREET - east side between Sussex and Chenery Streets. Assessor's Block 6709 Lot 028 - **Request for Discretionary Review** of Building Permit Application No. 2003.1205.1666 to construct two story rear additions to the existing dwelling, in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and approve the Project with modifications.
25. 2005.0021D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA AKA 250 PALO ALTO) - Assessor's Block 2724 Lot 003 - **Mandatory Discretionary Review** of Building Permit Application Nos. 2004.1105.8607 for installation of an emergency generator and pad with diesel fuel tank for KBKH television, 2004.1220.1816 for installation of an FM antenna for KNGY radio, on the north leg at the third level of Suto Tower and, 2005.0125.3910 for installation of four receive only satellite dishes for KPIX TV-5. This project lies within the RH-1, Residential House, One Family District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions.

F. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 19, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAY 16 2005

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Separate broadcast service is now available at: <http://majestic.ipolix.net/SFGTV/sfpuc.ram>

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0256T (P. LORD: (415) 558-6311)
SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT RESIDENTIAL CONVERSION TO OTHER INSTITUTION - Consideration of an Ordinance amending San Francisco Planning Code by amending Section 724.1 to allow for conversion of upper floor residential units in the Sacramento Street Neighborhood Commercial District as a Conditional Use, where: the new use will be an Other Institution, Educational Service use, only one dwelling unit in building will be converted, and that unit is the only non-residential use in the building, and no legally residing tenant will be displaced; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
(Continued to Regular Hearing May 26, 2005)
2. 2003.0869E (J. NAVARRETE: (415) 558-5975)
88 FIFTH STREET - THE OLD U.S. MINT - Appeal of Preliminary Mitigated Negative Declaration - The proposed project is the rehabilitation plus seismic upgrade and addition to the United States Old Mint located at 88 Fifth Street in downtown San Francisco (Assessor's Block 3704, Lot 11). The existing three-story plus an occupied attic 99,921-gross-square-foot (gsf) building would be retained, and the first floor courtyard enclosed in 1973 for offices would be removed, (a deduction of 4,336 gsf), and additional circulation bridges, stairs and an elevator (addition of 2,642 gsf) would be added within the existing 4-story courtyard. The existing attic would be expanded on the roof along the south side of the courtyard to create a museum gallery (an addition of 1,554 gsf) with a view of the city skyline to the south. The courtyard removal and additions of bridges and roof gallery would result in an overall reduction of gsf, for a total floor area of 99,788 gsf. The building would include 79,957 square feet if usable space total including: 36,326 sf of City History Museum space, 2,082 sf of Museum office space, 2,045 sf of museum back of house space, 2,044 sf of museum retail, and 3,336 sf of museum theater space. Tenants in the building would be the 8,153 sf Gold Rush and Money Museum, 2,492 sf of small retail lease spaces, and 6,360 gsf of restaurant space and cafe. 3,987 sf would be used for the San Francisco Visitor Center, and the remaining 11,108 sf would be circulation, toilets and support spaces ancillary to the museum use. The project would include closure of Jessie Street to vehicles, between Mint and Fifth Streets, to be used for outdoor restaurant seating. The project site is approximately 47,515 sq. ft., is zoned P (Public) within a 90-X height and bulk district, and within the Mid-Market St. Revitalization and Conservation District. Transaction document approvals would be required from the Board of Supervisors, and a Certificate of Appropriateness would be required by the Landmarks Preservation Advisory Board.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of April 28, 2005)
(Continued to Regular Hearing May 26, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - Draft Minutes of April 14 and 21, 2005.
4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. (S. EXLINE: (415) 558-6332)
BIOSCIENCE PLANNING TASK FORCE - the Board of Supervisors appointed the Bioscience Task Force primarily to determine the land use regulations for bioscience uses. This presentation will be an **informational presentation** to the Planning Commission by members of the Taskforce on their recently released report, specifically their suggestions for land use controls.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. 2004.0487C (W. HASTIE: (415) 558-6381)
179 SAN CARLOS STREET - east side, between 18th and 19th Streets, Lot 23 in Assessor's Block 3589 - **Request for Conditional Use** Authorization for the construction of a new three-unit building over 40 feet in height, per Code Section 253. The property is located within an RH-3 (House, Three-Family) District with a 50-X Height and Bulk limit. The proposal is to construct a new three-unit building on a vacant lot with three off-street parking spaces at the ground level.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 28, 2005)

F. REGULAR CALENDAR

9. 2004.0798D (M. SMITH: (415) 558-6322)
2070 30TH AVENUE - east side between Pacheco and Quintara Streets, Lot 003M in Assessor's Block 2149 - **Request for Discretionary Review** of Building Permit Application No. 2004.01.26.4825, proposing to construct a two-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications

(Continued from Regular Meeting of April 21, 2005)

NOTE: On March 3, 2005, following public testimony, the Commission continued the matter to April 21, 2005 to allow the Project Sponsor to hire an architect to present alternative designs and to continue to work with the neighborhood trying to reach an agreement on a design. Public Hearing remains open.

NOTE: On April 21, 2005, the Commission continued it to May 19, 2005.

10. 2005.0068D (S. VELLVE: (415) 558-6263)
4967-4969 - 17TH STREET - south side between Stanyan and Shrader Streets; Lot 059 in Assessor's Block 1289 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2004.11.03.8481 proposing to legalize the merger of two dwelling units into one dwelling unit within a two-unit building in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the permit.

(Continued from the Regular Meeting of May 5, 2005)

NOTE: On April 21, 2005, following public testimony, the Commission closed the public hearing and entertained a motion to not take Discretionary Review and approve the project. The motion failed with a +3-2 vote (Commissioners Hughes and Olague voted no and Commissioners Alexander and Bradford Bell were absent). Subsequently, the matter was continued to April 28, 2005 by a +5-0 vote (Commissioners Alexander and Bradford Bell were absent. Public comment will remain open only to address any new or modified information or material.

On April 28, following additional Commission deliberation, this matter was continued to May 5, 2005. The item was subsequently continued to May 19, 2005.

11. 2005.0187D (D. SIROIS: (415) 558-6313)
3772-3776 20TH STREET - north side between Dolores & Guerrero Lot 021, Assessor's Block 3598 - **Mandatory Discretionary Review**, under the Planning Commission's Policy on Dwelling Unit Mergers, of Building Permit Application No. 2005.01.27.4177, proposing to convert a five-family dwelling to a four-family dwelling. The subject property is located in an RH-3 (Residential, House, Three-Family) District in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approved application as submitted.

12. 2004.034DDD (G. CABREROS: (415) 558-6169)
245 - 23RD AVENUE - west side between California and Clement Streets, Lot 009 in Assessor's Block 1410 - **Requests for Discretionary Review** of Building Permit Application 2005.01.14.3280 to construct two additional stories and a rear horizontal addition to the existing two-story, two-unit building resulting in a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.

(Continued from Regular Meeting of May 5, 2005)

13. 2004.0560D (G. CABREROS: (415) 558-6169)
251 28TH AVENUE - west side between Lake and California Streets, Lot 005 in Assessor's Block 1388 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.13.6414, proposing to construct a two-story rear addition to an existing two-story, single-family houses in an RH-1(Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications

(Continued from Regular Meeting of May 5, 2005)

14. 2005.0284D (G. CABREROS: (415) 558-6169)
2430 BROADWAY - north side between Steiner and Pierce Streets, Lot 005 in Assessor's Block 0562 - **Request for Discretionary Review** of Building Permit Application No. 2002.08.06.3311, proposing to construct a rear horizontal addition including a new garage at the rear of a three-story, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
15. 2005.0147D (D. DIBARTOLO: (415) 558-6291)
1763-1765 JONES STREET - southwest corner at Vallejo Street; Lot 001, Assessor's Block 0151 - **Mandatory Discretionary Review**, under the Planning Commission's policy on dwelling unit mergers, of Building Permit Application No. 2004.12.20.1804, proposing to convert the building at 1763-1765 Jones Street from a two-unit building to a single family dwelling, to result in two single family dwellings within two buildings on the subject lot. The subject property is located in an RH-3 (Residential, House, Three-Family) District in a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the application.
- 16a. 2005.0213D (M. SNYDER: (415) 575-6891)
84 SYCAMORE STREET / 50 CLARION ALLEY - a through lot on the north side of Sycamore Street between Valencia Street and Mission Street, Lot 077 in Assessor's Block 3576 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2003.04.15.2333 proposing to demolish two dwelling unit structures. The property is within an RH-3 (House, Three-family) District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project (Continued from Regular Meeting of May 5, 2005)
- 16b. 2005.0214D (M. SNYDER: (415) 575-6891)
84 SYCAMORE STREET / 50 CLARION ALLEY - a through lot on the north side of Sycamore Street between Valencia Street and Mission Street, Lot 077 in Assessor's Block 3576 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential buildings in association with residential demolition, of Building Permit Application No. 2003.04.15.2333 proposing to construct a three- unit structure. The property is within an RH-3 (House, Three-family) District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project as modified, and with conditions
(Continued from Regular Meeting of May 5, 2005)
17. 2004.0916L (M. SNYDER: (415) 575-6891)
900 INNES AVENUE - northeast side between Griffith and Winters Point Boulevard. Assessor's Block 4646 and Lot 007 - **Request for Landmark Designation** under Planning Code Sections 1004.1, 1004.2 as City Landmark No. 250. The subject property is within an NC-2 (Neighborhood Commercial - Small Scale) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of April 21, 2005)

18. 2004.0055R (J. SWITZKY: (415) 575-6815)
AMENDMENTS TO THE TRANSBAY REDEVELOPMENT PLAN (GENERAL PLAN REFERRAL) - The Planning Commission adopted General Plan conformity findings for the Transbay Redevelopment Plan on December 9, 2004. However the Redevelopment Agency has proposed amendments to the Transbay Redevelopment Plan resulting from Board of Supervisors input on the Plan, **requiring new General Plan conformity findings, pursuant to Section 4.105 of the City Charter and Section 2A.53 of the San Francisco Administrative Code.**
Preliminary Recommendation: Approve the Draft Motion finding the proposed amendments to the Transbay Redevelopment Plan in conformity with the General Plan.
(Continued from Regular Meeting of May 12, 2005)
19. 2002.0805RTZ (M. FOSTER (415) 558-6362)
MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider proposed amendments to the Mid-Market Preliminary Plan, **Adopting Amendments to the Mid-Market Preliminary Plan, and Making CEQA findings and findings of General Plan Conformity** related to the Mid-Market Redevelopment Plan as amended.
Preliminary Recommendation: Adopt Amendments to the Mid-Market Preliminary Plan and make CEQA findings and findings of Conformity of the Mid-Market Redevelopment Plan, as amended, with the General Plan
20. 2005.0076T (D. SIDER: (415) 558-6697)
ESTABLISHING ADDITIONAL AFFORDABILITY REQUIREMENTS FOR SRO UNITS - Consideration of an Ordinance amending Planning Code Section 890.88 to define a Single Room Occupancy (SRO) unit as a unit that is affordable to very low income or extremely low income households and making findings of consistency with Planning Code Section 101.1 and the General Plan
Preliminary Recommendation: Pending
(Continued from Regular Meeting of April 14, 2005)
21. 2005.0212T (P. LORD: (415) 558-6311)
DIVISADERO STREET FORMULA RETAIL CONTROLS - **Consideration of an Ordinance amending San Francisco Planning Code by amending Section 703.3 to designate formula retail uses as a conditional use** in the NC-2 (Small-Scale Neighborhood Commercial) District along Divisadero Street from Haight to Turk Streets and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with modifications
22. 2004.0076C: (B. FU: (415) 558-6613)
1350 NATOMA STREET - west side, between 14th and 15th Streets, Lot 089 in Assessor's Block 3548 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 215 and 303 to allow the construction of 8 residential dwelling units in a C-M (Heavy Commercial) District with a 50-X Height and Bulk Designation, and in a Housing/Mixed overlay as designated by Planning Commission Resolution No. 16727. The proposal is to demolish the existing industrial building and construct 8 dwelling units

within a new four-story over ground floor parking garage building containing a total of 8 off-street parking spaces.

Preliminary Recommendation: Approve project with a maximum height of 40 feet with conditions

(Continued from Regular Meeting of April 28, 2005)

23. 2003.0536ECR (B. WYCKO: (415) 558-5972)
800 BROTHERHOOD WAY (A.K.A. 3711 19TH AVENUE) - **Appeal of Preliminary Mitigated Negative Declaration** - The proposed project is the construction of up to 182 dwelling units on an approximately 7.7 acre undeveloped site located on the north side of Brotherhood Way, west of Chumasero Drive, east of Lake Merced Boulevard. The project would involve subdividing the site into about 121 lots and constructing 60 single-family homes and 61 2-unit dwellings. The 121 buildings would be between 3 and 4 stories tall, with heights up to 40 feet and would total about 444,273 gross square feet. A mix of independently accessible and tandem parking spaces would be provided, for a total of 364 off-street parking spaces. Twenty-one on-street parking spaces would also be created along a new two-way internal private loop road. Access to the site would be via a new driveway on the unimproved portion of the north side of Brotherhood Way abutting the site. There would be a traffic signal at the new access driveway and Brotherhood Way intersection that would be interconnected with the existing signals at Brotherhood Way/School (Church) Access Road, located about 330 feet to the west, and the Chumasero Drive/Brotherhood Way intersection, about 560 feet to the east. The project site is located in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District. The proposed project would require approval of a Conditional Use Authorization for a Planned Unit Development and exceptions for minimum lot sizes, minimum rear yards depths, and bay window dimension.
- 24a. 2003.0536CR (R. CRAWFORD: (415) 558-6358)
800 BROTHERHOOD WAY (A.K.A. 3711 19TH AVENUE) - north side (between Chumasero Drive and Lake Merced Blvd Assessor's Block 7332 Lot 002 and Block 7331 Lot 003) - **Request for Conditional Use** Authorization under Planning Code Sections 209.9 and 304 to develop a Planned Unit Development with up to 121 lots and up to 185 residential units in a mix of single family and two family dwellings. The Conditional Use authorization allows reductions in lot area and width as well as reduction of set back and rear yard requirements. The Project will have, lots as small as 963 square feet where 2,500 square feet is required under the Planning Code, as narrow as 18 feet where 25 feet is required by the Planning Code, and rear yards as shallow as 18% of lot depth where the Planning Code requirement is 45%. This project lies within an RM-1 (Residential Mixed, Low Density) and RM-4 (Residential Mixed, High Density) Districts and within the 40-X and 130-D Height and Bulk Districts.
Preliminary Recommendation: Approval with Conditions
- 24b. 2003.0536CR (R. CRAWFORD: (415) 558-6358)
800 BROTHERHOOD WAY (A.K.A. 3711 19TH AVENUE) - north side (between Chumasero Drive and Lake Merced Blvd Assessor's Block 7332 Lot 002 and Block 7331 Lot 003) - **Request for Determination of General Plan Compliance** that the development of an access drive across a portion of unimproved right of way north of Brotherhood Way, to provide access to a 182 unit residential Planned Unit Development, would be consistent with the objectives and policies of the general plan. This project lies within an RM-1 (Residential Mixed, Low Density) and RM-4 (Residential Mixed, High Density) Districts and within the 40-X and 130-D Height and Bulk Districts.
Preliminary Recommendation: Approval with Conditions

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 26, 2005

1:30 PM

Regular Meeting

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olgue

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.1210CK (M. SNYDER: (415) 575-6891)
5600 - THIRD STREET - the block bounded by Third Street, Bancroft Avenue, Mendell Street, and Armstrong Avenue, Lots 3, 5, 6, 7, 8, 9, and 11 in Assessor's Block 5421. **Request for Conditional Use** authorization to allow residential dwelling units in an M-1 (Light Industrial) District pursuant to Planning Code Section 215, and to allow a Planned Unit Development pursuant to Planning Code Section 304, which would include exceptions to configuration of the rear yard (Planning Code Section 134), dwelling unit density (Planning Code Section 215), and for commercial parking (Planning Code Section 151). The subject property is within an M-1 (Light Industrial) District, a Third Street Special Use District (lot 11 only), and a 65-B Height and Bulk District.
(Proposed for Continuance to June 2, 2005)
2. 2005.0375D (G. NELSON (415) 558-6257)
1122 GREEN STREET - north side between Leavenworth and Hyde Streets, lot 006 in Assessor's Block 0122 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.28.9990, proposing to 1) enlarge the garage (previously approved but not yet constructed) internally to accommodate three cars, 2) remove and reconfigure (replace) the exterior front stairs, 3) make several minor modifications to portions of the front and side facades, and 4) remodel portions of the interior of the building, primarily the lower floor apartment, of a three-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal would result in the creation of three off-street parking spaces.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 9, 2005)
3. 2003.0869E (J. NAVARRETE: (415) 558-5975)
88 FIFTH STREET - THE OLD U.S. MINT - **Appeal of Preliminary Mitigated Negative Declaration** - The proposed project is the rehabilitation plus seismic upgrade and addition to the United States Old Mint located at 88 Fifth Street in downtown San Francisco (Assessor's Block 3704, Lot 11). The existing three-story plus an occupied attic 99,921-gross-square-foot (gsf) building would be retained, and the first floor courtyard enclosed in 1973 for offices would be removed, (a deduction of 4,336 gsf), and additional circulation bridges, stairs and an elevator (addition of 2,642 gsf) would be added within the existing 4-story courtyard. The existing attic would be expanded on the roof along the south side of the courtyard to create a museum gallery (an addition of 1,554 gsf) with a view of the city skyline to the south. The courtyard removal and additions of bridges and roof gallery would result in an overall reduction of gsf, for a total floor area of 99,788 gsf. The building would include 79,957 square feet if usable space total including: 36,326 sf of City History Museum space, 2,082 sf of Museum office space, 2,045 sf of museum back of house space, 2,044 sf of museum retail, and 3,336 sf of museum theater space. Tenants in the building would be the 8,153 sf Gold Rush and Money Museum, 2,492 sf of small retail lease spaces, and 6,360 gsf of restaurant space

and cafe. 3,987 sf would be used for the San Francisco Visitor Center, and the remaining 11,108 sf would be circulation, toilets and support spaces ancillary to the museum use. The project would include closure of Jessie Street to vehicles, between Mint and Fifth Streets, to be used for outdoor restaurant seating. The project site is approximately 47,515 sq. ft., is zoned P (Public) within a 90-X height and bulk district, and within the Mid-Market St. Revitalization and Conservation District. Transaction document approvals would be required from the Board of Supervisors, and a Certificate of Appropriateness would be required by the Landmarks Preservation Advisory Board.

Preliminary Recommendation: Uphold Mitigated Negative Declaration

(Continued from Regular Meeting of May 19, 2005)

(Proposed for Continuance to June 16, 2005)

4. 2005.0256T (P. LORD: (415) 558-6311)
SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT RESIDENTIAL CONVERSION TO OTHER INSTITUTION - Consideration of an Ordinance amending San Francisco Planning Code by amending Section 724.1 to allow for conversion of upper floor residential units in the Sacramento Street Neighborhood Commercial District as a conditional use, where: the new use will be an Other Institution, Educational Service use, only one dwelling unit in building will be converted, and that unit is the only non-residential use in the building, and no legally residing tenant will be displaced; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of May 19, 2005)
(Proposed for Continuance to June 23, 2005)
5. 2004.1106CV (J. PURVIS: (415) 558-6354)
1360-1364 STEVENSON STREET - west side between McCoppin and Duboce Streets; Lot 073 in Assessor's Block 3513 - Request for Conditional Use Authorization under Planning Code Section 215(a) to construct a four-story, five-unit residential building on a vacant lot within the C-M (Heavy Commercial) District. A Rear Yard Variance is sought under Section 134(a) to provide rear yard open space within an inner court and a rear setback. The Zoning Administrator will hear the Rear Yard Variance immediately following the Planning Commission's hearing on the Conditional Use. The site is within the C-M District, and a 105-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 23, 2005)
6. 2004.1106CV (J. PURVIS: (415) 558-6354)
1360-1364 STEVENSON STREET - west side between McCoppin and Duboce Streets; Lot 073 in Assessor's Block 3513 - Request for Conditional Use Authorization under Planning Code Section 215(a) to construct a four-story, five-unit residential building on a vacant lot within the C-M (Heavy Commercial) District. A Rear Yard Variance is sought under Section 134(a) to provide rear yard open space within an inner court and a rear setback. The site is within the C-M District, and a 105-E Height and Bulk District.
(Proposed for Continuance to June 23, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption
 - Draft Minutes of Special Meeting of April 21, 2005
 - Draft Minutes of Regular Meeting of April 28, 2005
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
11. (A. JOHN-BAPTISTE: (415) 558-6547)
UPDATE OF THE DEPARTMENT'S BUDGET

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

12. 2005.0212T (P. LORD: (415) 558-6311)
DIVISADERO STREET FORMULA RETAIL CONTROLS – Consideration of an Ordinance amending San Francisco Planning Code by amending Section 703.3 to designate formula retail uses as a conditional use in the NC-2 (Small-Scale Neighborhood Commercial) District along Divisadero Street from Haight to Turk Streets and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with modifications
NOTE: On May 19, 2005, following public testimony the Commission closed the public hearing and entertained a motion to disapprove. The motion failed to carry by a vote of +2-2; Commissioners Olague and Sue Lee voted No; Commissioners Hughes and W. Lee were absent, and Commissioner Alexander was excused. A motion to approve failed to carry for lack of a second. The Commission then continued the matter to May 26, 2005 to allow the absent commissioners the opportunity to participate in any final action.

G. REGULAR CALENDAR

13. 2005.0219Z (P. LORD: (415) 558-6311)
ZONING MAP AMENDMENTS TO CHANGE THE HEIGHT AND BULK DESIGNATIONS FOR ASSESSOR'S BLOCK 0139, 0140, AND 0141 (BOUNDED BY BATTERY STREET, VALLEJO STREET, EMBARCADERO AND BROADWAY) - Consideration of an Ordinance amending San Francisco Planning Code by amending the Zoning Map of the City and County of San Francisco, Sheet 1H, to change the height and bulk designation of Assessor's Block 0139 from 84-E to 40-X and to change the height and bulk designations of Assessor's Blocks 0140 and 0141 from 84-E to 65-X, and making

findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Approval with Modifications

(Continued from Regular Meeting of May 12, 2005)

14. 2004.1338C (S. VELLVE: (415) 558-6263)
2231 PINE STREET - south side between Fillmore and Webster Streets; Lot 031 in Assessor's Block 0660 - **Request for Conditional Use** authorization pursuant to Section 209.2(d) of the Planning Code to legalize the establishment of a bed and breakfast inn with three guestrooms (Artists' Inn) within an RH-2 (House, Two-Family) District and 40-X Height and Bulk District. The bed and breakfast inn has been in operation for approximately six years, and expansion of the structures is not proposed.
Preliminary recommendation: Approval with Conditions.
15. 2004.0055R (J. SWITZKY: (415) 575-6815)
AMENDMENTS TO THE TRANSBAY REDEVELOPMENT PLAN (GENERAL PLAN REFERRAL) - The Planning Commission adopted General Plan conformity findings for the Transbay Redevelopment Plan on December 9, 2004. However the Redevelopment Agency has proposed amendments to the Transbay Redevelopment Plan resulting from Board of Supervisors input on the Plan, **requiring new General Plan conformity findings, pursuant to Section 4.105 of the City Charter and Section 2A.53 of the San Francisco Administrative Code.**
Preliminary Recommendation: Approve the Draft Motion finding the proposed amendments to the Transbay Redevelopment Plan in conformity with the General Plan.
(Continued from Regular Meeting of May 19, 2005)
16. 2004.0150C (G. NELSON: (415) 558-6257)
1450 LOMBARD STREET - north side between Van Ness Avenue and Franklin Street; Lot 029 in Assessor's Block 0498 - **Request for Conditional Use** authorization pursuant to Section 712.83 of the Planning Code to install five (5) cellular antennas on the roof of the "Travelodge" hotel, as part of Verizon's wireless telecommunications network, within the NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposed antennas would be mounted on two existing roof penthouses. The related equipment would be installed within the building and would not be visible from off-site. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the project site is a Preferred Location Preference 4, as it is a commercial building in an NC-3 District.
Preliminary Recommendation: Approval with Conditions.
17. 2004.0560D (G. CABREROS: (415) 558-6169)
251 28TH AVENUE - west side between Lake and California Streets, Lot 005 in Assessor's Block 1388 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.13.6414, proposing to construct a two-story rear addition to an existing two-story, single-family houses in an RH-1(Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued from Regular Meeting of May 5, 2005)
NOTE: On May 19, 2005, the Commission held a public hearing, took public testimony, closed the public hearing, and passed a motion to take discretionary review and approve the project with amendments. During Public Comment at the end of the May 19, 2005 calendar, new information was introduced to the Commission regarding this case. The Commission President instructed that this item be calendared on May 26, 2005, for possible reconsideration.

19. 2004.0909D (M. SNYDER: (415) 575-6891)
153 PRENTISS STREET - east side between Powhattan Avenue and 22nd Street, lot 032 in Assessor's Block 5654 - **Request for Discretionary Review** of Building Permit Application No. 2004.05.21.4489 proposing to construct a rear and north side vertical and horizontal addition. The property is within an RH-1 (House, One-Family) District, the Bernal Heights Special Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR, to Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of March 24, 2005)
NOTE: On March 24, 2005, following public testimony and Commission deliberation, the matter was continued to May 26, 2005. The Commission instructed the project sponsor to revise the drawings and to continue working with the neighbors. The vote was +6 -0. Commissioner Alexander was absent.
20. 2004.1310DD (G. NELSON: (415) 558-6257)
1260 FUNSTON AVENUE (AKA 1260 13TH AVENUE) - east side between Lincoln Way and Irving Street; Lot 031 in Assessor's Block 1738 - **Requests for Discretionary Review** of Building Permit Application No. 2004.09.27.5238 proposing to construct a three-story addition at the rear of a two-story single-family dwelling in an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of May 12, 2005)
- 21a. 2004.0094D (G. NELSON (415) 558-6257)
522 37TH AVENUE - east side between Geary Boulevard and Anza Street; lot 015 in Assessor's Block 1508 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.08.18.2334, proposing to demolish a three-story, two-family dwelling in the RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal (2004.0095D, below) to construct a four-story, two-family dwelling with two off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 21b. 2004.0095D (G. NELSON: (415) 558-6257)
522 37TH AVENUE - east side between Geary Boulevard and Anza Street; lot 015 in Assessor's Block 1508 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.08.18.2331, proposing to construct a four-story, two-family structure with two off-street parking spaces in the RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal (2004.0094D, above) to demolish the existing three-story, two-family dwelling.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
22. 2004.1161D (K. MCGEE: (415) 558-6367)
1060 GILMAN AVENUE - north side between Hawes and Griffith Streets; Lot 014 in Assessor's Block 4937 - **Request for Discretionary Review** of Permit Application No. 2004.03.03.7628, proposing to construct a three-story single-family dwelling on the existing vacant lot. The subject property is located in an RH-1 (Residential, House, Single-Family) and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of May 12, 2005)

23. 2005.0296D (D. DIBARTOLO: (415) 558-6291)
333 GREENWICH STREET - south side between Telegraph Hill Blvd. and Montgomery Street; Lot 010, Assessor's Block 0086 - **Mandatory Discretionary Review**, under the Planning Commission's policy on dwelling unit mergers, of Building Permit Application No. 2005.03.01.6477. The project would merge two dwelling units on the third floor of the structure to reduce the total number of dwellings in the building from six to five. The subject property is within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and disapprove the application.
24. 2004.1132DV (J. PURVIS: (415) 558-6354)
3288 FOLSOM STREET - west side of Folsom Street north of Stoneman Street; Lot 021 in Assessor's Block 5523 - **Request for Discretionary Review** of Building Permit Application No. 2004.04.27.2405, proposing to construct a new second-story family room above an existing one-story-over-garage single-family dwelling, projecting 12 feet into the rear yard and without providing additional off-street parking, subject to rear yard and off-street parking variances, in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.
 Preliminary Recommendation: Take Discretionary Review and approve the project with revisions.
25. 2004.1132DV (J. PURVIS: (415) 558-6354)
3288 FOLSOM STREET - west side of Folsom Street north of Stoneman Street; Lot 021 in Assessor's Block 5523 - **Request for rear yard and off-street parking** variances to construct a new second-story family room above an existing one-story-over-garage single-family dwelling, projecting 12 feet into the rear yard and without providing additional off-street parking. The new floor would be set back 12.5 feet from the front property line and would include a new roof deck at the rear with new stairs and landings projecting twelve feet into the required rear yard. The site is in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 2, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAY 31 2005

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05-31-05A09:07 RCVD

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at adest@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2004.0032D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 9, 2005)
- 1b. 2004.0033D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298 proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 9, 2005)
- 2a. 2002.0805RTZ (M. FOSTER (415) 558-6362)
MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider proposed amendments to the Mid-Market Preliminary Plan, **Adopting Amendments to the Mid-Market Preliminary Plan, and Making CEQA findings and findings of General Plan Conformity** related to the Mid-Market Redevelopment Plan as amended.
Preliminary Recommendation: Adopt Amendments to the Mid-Market Preliminary Plan and make CEQA findings and findings of Conformity of the Mid-Market Redevelopment Plan, as amended, with the General Plan
(Continued from Regular Meeting of May 19, 2005)
(Proposed for Continuance to June 9, 2005)
- 2b. 2002.0805RTZ (M. FOSTER (415) 558-6362)
MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding

lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider a resolution to **Approve Proposed Amendments to the Planning Code** (Adding Section 249.27 and 263.18, and amending Sections 102.9, 123, 145.4, 153, 155.5, 166, 167, 204.3, and 309). Proposed amendments will establish the Mid-Market Special Use District and make related text and changes to the Planning Code pursuant to the proposed Mid-Market Redevelopment Plan and Special Use District.

Preliminary Recommendation: Approve Draft Resolution
(Proposed for Continuance to June 9, 2005)

- 2c. 2002.0805RTZ (M. FOSTER (415) 558-6362)
MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider a resolution to **Approve Proposed Amendments to the Zoning Map** (Amending Maps 1SU, 2SU, 7, and 7SU). Proposed amendments will establish the Mid-Market Special Use District, and reclassify several parcels from C-M, C-3-S and SLR to C-3-G pursuant to the proposed Mid-Market Redevelopment Plan and Special Use District.
(Proposed for Continuance to June 9, 2005)
3. 2003.1210C (M. SNYDER: (415) 575-6891)
5600 THIRD STREET - the block bounded by Third Street, Bancroft Avenue, Mendell Street, and Armstrong Avenue, Lot 3, 5, 6, 7, 8, 9, and 11 in Assessor's Block 5421. **Request for Conditional Use** authorization to allow residential dwelling units in an M-1 (Light Industrial) District pursuant to Planning Code Section 215, and to allow a Planned Unit Development pursuant to Planning Code Section 304, which would include exceptions to configuration of the rear yard (Planning Code Section 134), dwelling unit density (Planning Code Section 215), bay window obstructions (Planning Code Section 136(c)(3) and for parking (Planning Code Section 151). The Proposal includes demolishing the existing industrial structures on the lots and constructing a mixed-use development that would consist of three phases, and would include about 131 senior housing units, 129 other units, approximately 10,000 square feet of commercial space, and 161 off-street parking spaces. The project's buildings would generally be five-stories tall. The subject property is within an M-1 (Light Industrial) District, a Third Street Special Use District (lot 11 only), and a 65-B Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 23, 2005)
4. 2004.0545DDDDD (S. VELLVE: (415) 558-6263)
2707 LARKIN STREET - west side between Chestnut and Francisco Streets; Lot 003 in Assessor's Block 0477 - **Requests for Discretionary Review** of Building Permit Application No. 2003.06.22.7592 proposing to construct a one-story vertical addition above an existing three-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to July 28, 2005)

5. 2002.1263E (T. CHAN: (415) 558-5982)
333 FREMONT STREET - Certification of a Final Environmental Impact Report - The proposed project is an 85-foot-tall, eight-story, residential building of approximately 131,340 gross square feet (gsf) consisting of 88 dwelling units and about 88 underground parking spaces. Two existing two-story buildings on the site, which total approximately 30,417 square feet, would be demolished. The 329-333 Fremont Street building, constructed in approximately 1930, contains a basement level, which is accessible from a driveway on Zeno Place. The smaller, 347-349 Fremont Street Edwin W. Tucker & Co. building constructed in 1913 is a rated historic structure on the California Register of Historic Resources. The project site is located about mid-block on the eastern side of Fremont Street in the block bounded by Folsom, Fremont, Harrison, and Beale Streets. Vehicular access to the parking garage would be from Fremont Street on the northern side of the building. Pedestrian access would be from the south side of the building from a courtyard facing Fremont Street. The site is within the RC-4 (Residential/Commercial High-Density) zoning district, and a 200-R height/bulk district. This site is within the newly adopted Rincon Hill Downtown Residential (DTR) District and is awaiting final adoption by the Board of Supervisors. Should the Board of Supervisor adopt the propose Rincon Hill DTR, the proposed project would be in the new 85/250-R height and bulk district. Preliminary Recommendation: Certify the Final Environmental Impact Report.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 14, 2004. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Proposed for Continuance to June 16, 2005)
6. 2002.1263C (M. SNYDER: (415) 575-6891)
329-349 FREMONT STREET - east side between Folsom Street and Harrison Street, Lot 019 in Assessor's Block 3747 - **Request for Conditional Use** authorization to allow the construction of a building over 40-feet in an R District (Planning Code Section 253) and to allow full lot coverage on a sloping lot in the Rincon Hill Special Use District (Planning Code Section 249.1(b)(1)(B)). The subject property is within an RC-4 (Residential/Commercial Combine, High Density) District, a Rincon Hill Residential Special Use Sub-district, and a 200-R Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 16, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption:
- Draft Minutes of Special Meeting of May 5, 2005
 - Draft Minutes of Regular Meeting of May 5, 2005
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
11. (A. JOHN-BAPTISTE: (415) 558-6547)
UPDATE OF THE DEPARTMENT'S BUDGET

12. Status of Home Depot Project

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

13. 2005.0443U (K. AMDUR: (415) 558-6351)
829 MISSION STREET - south side between 4th and 5th Streets, Lot 067 in Assessor's Block 3724 - **Request for Sign Approval** pursuant to sign permit applications Nos. 2005.04.07.9458 and 2005.04.07.9463, to erect business signs on the ground floor of the Mission Street facade of the 5th and Mission City -owned parking garage. The proposal is to install one illuminated wall sign and two non-illuminated blade signs for the retail tenant dba "Cafe Infusion." Planning Code Section 605 requires that all applications for permits to erect business signs in P Districts shall be submitted to the City Planning Commission for approval or disapproval. The property is located in a P (Public) District and a 90-X/340-I Height and Bulk District.
Preliminary Recommendation: Approval

G. REGULAR CALENDAR

14. 2004.0560D (G. CABREROS: (415) 558-6169)
251 28TH AVENUE - west side between Lake and California Streets, Lot 005 in Assessor's Block 1388 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.13.6414, proposing to construct a two-story rear addition to an existing two-story, single-family houses in an RH-1(Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued from Regular Meeting of May 5, 2005)
NOTE: On May 19, 2005, the Commission held a public hearing, took public testimony, closed the public hearing, and passed a motion to take discretionary review and approve the project with amendments. During Public Comment at the end of the May 19, 2005 calendar, new information was introduced to the Commission regarding this case. The Commission President instructed that this item be calendared on May 26, 2005, for possible reconsideration.

NOTE: On May 26, 2005, without a hearing the matter was continued to June 2, 2005.

15. 2004.0346DDD (G. CABEROS: (415) 558-6169)
245 - 23RD AVENUE - west side between California and Clement Streets, Lot 009 in Assessor's Block 1410 - **Requests for Discretionary Review** of Building Permit Application 2005.01.14.3280 to construct two additional stories and a rear horizontal addition to the existing two-story, two-unit building resulting in a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
(Continued from Regular Meeting of May 19, 2005)
16. 2005.0284D (G. CABEROS: (415) 558-6169)
2430 BROADWAY - north side between Steiner and Pierce Streets, Lot 005 in Assessor's Block 0562 - **Request for Discretionary Review** of Building Permit Application No. 2002.08.06.3311, proposing to construct a rear horizontal addition including a new garage at the rear of a three-story, single-family dwelling in an RH-1(Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
(Continued from Regular Meeting of May 19, 2005)
17. 2004.0055R (J. SWITZKY: (415) 575-6815)
AMENDMENTS TO THE TRANSBAY REDEVELOPMENT PLAN (GENERAL PLAN REFERRAL) - The Planning Commission adopted General Plan conformity findings for the Transbay Redevelopment Plan on December 9, 2004. However the Redevelopment Agency has proposed amendments to the Transbay Redevelopment Plan resulting from Board of Supervisors input on the Plan, **requiring new General Plan conformity findings, pursuant to Section 4.105 of the City Charter and Section 2A.53 of the San Francisco Administrative Code.**
Preliminary Recommendation: Approve the Draft Motion finding the proposed amendments to the Transbay Redevelopment Plan in conformity with the General Plan.
(Continued from Regular Meeting of May 26, 2005)
18. 2004.0487C (W. HASTIE: (415) 558-6381)
179 SAN CARLOS STREET - east side, between 18th and 19th Streets, Lot 23 in Assessor's Block 3589 - **Request for Conditional Use** Authorization for the construction of a new three-unit building over 40 feet in height, per Code Section 253. The property is located within an RH-3 (House, Three-Family) District with a 50-X Height and Bulk limit. The proposal is to construct a new three-unit building on a vacant lot with three off-street parking spaces at the ground level.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 19, 2005)
19. 2004.1067C (M. SNYDER: (415) 575-6891)
33-35 MOSS STREET - east side between Howard Street and Folsom Street, Lot 67 in Assessor's Block 3731 - **Request for Conditional Use** authorization to allow the demolition of two dwelling units within the South of Market Base District under Planning Code Sections 813.13 and 803.5(b). The subject is within an RED (Residential Enclave) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 12, 2005)

- 20a. 2005.0105CV (D. DIBARTOLO: (415) 558-6291)
134 GOLDEN GATE AVENUE - north side between Leavenworth and Jones Streets; Lot 003 Assessor's Block 0344 - **Request for Conditional Use authorization** to legalize the conversion of the existing two-story over basement commercial structure for use by a nonprofit social service facility ("Hyde Street Community Services, Inc.") at all floor levels. The sponsor is a nonprofit agency holding contracts with the San Francisco Department of Public Health to provide daytime mental health services to an adult population. Conditional use authorization is required to permit a social services use at the second floor level, per Planning Code Section 209.3(d). No physical expansion of the building is proposed. The project is the subject of a concurrent Variance hearing. The site is in an RC-4 (Residential-Commercial Combined High-Density) District, the North of Market Residential Special Use District #1 and an 80-120-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 12, 2005)
- 20b. 2005.0105CV (D. DIBARTOLO: (415) 558-6291)
134 GOLDEN GATE AVENUE - north side between Leavenworth and Jones Streets; Lot 003 Assessor's Block 0344 - **Request for a Variance** from off-street parking requirements for a project to legalize the conversion of an existing commercial structure to a nonprofit social service facility ("Hyde Street Community Services, Inc.") at all floor levels. The proposed uses would require a maximum of 85 off-street parking spaces, with a credited deficiency of thirteen, and a net requirement of 72 off-street spaces, where none are proposed. The project is the subject of a concurrent Conditional Use hearing. The site is in an RC-4 (Residential-Commercial Combined High-Density) District, the North of Market Residential Special Use District #1 and an 80-120-T Height and Bulk District.
(Continued from Regular Meeting of May 12, 2005)
21. 2004.0076C (B. FU: (415) 558-6613)
1350 NATOMA STREET - west side, between 14th and 15th Streets, Lot 089 in Assessor's Block 3548 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 215 and 303 to allow the construction of 8 residential dwelling units in a C-M (Heavy Commercial) District with a 50-X Height and Bulk Designation, and in a Housing/Mixed overlay as designated by Planning Commission Resolution No. 16727. The proposal is to demolish the existing industrial building and construct 8 dwelling units within a new four-story over ground floor parking garage building containing a total of 8 off-street parking spaces.
Preliminary Recommendation: Approve project with modifications and conditions.
(Continued from Regular Meeting of May 19, 2005)

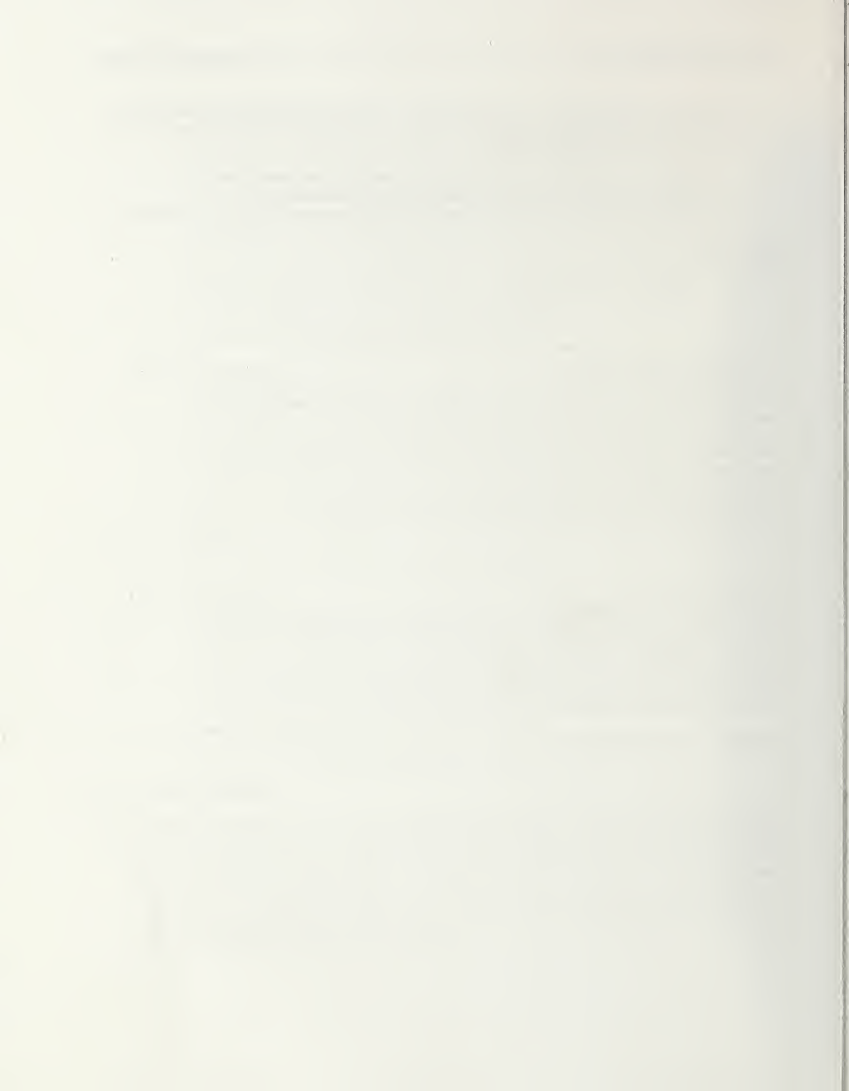
H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 9, 2005

1:30 PM
Regular Meeting

DOCUMENTS DEPT.

JUN - 6 2005

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06-JS-03A10-36 PC 07

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Separate broadcast service is now available at: <http://majestic.ipolis.net/SFGTV/sfpuc.ram>

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar. -

1. 2004.1078D (J. PURVIS: (415) 558-6354)
2417 BRYANT STREET - east side south of 22nd Street; Lot 023 in Assessor's Block 4151 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.27.7308 proposing the addition of two full floors for two additional dwelling units to an existing single-family dwelling in an RM-1 (Residential, Mixed, Low-Density) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of April 28, 2005)
(Proposed for Continuance to June 16, 2005)
2. 2003.0672CE (I. NISHIMURA: (415) 558-5967)
5800 THIRD STREET RESIDENTIAL AND COMMERCIAL MIXED-USE PROJECT - **Appeal of Preliminary Mitigated Negative Declaration** - The proposed project would consist of construction of a residential and commercial mixed-use development after demolition of a defunct bottling plant facility at 5800 Third Street (Assessor's Block 5431A, Lot 001), at the southwest corner of Third Street and Carroll Avenue in the Bayview neighborhood. The project would include 355 multi-family residential units in four buildings, 13,000 gross square feet (gsf) of ground floor retail space in two of the buildings that would be along Third Street, and 379 off-street parking spaces in the four buildings. The four buildings would total 641,920 gsf in size, ranging in height from 50 to 60 feet tall (four to five stories) and would be built around a central plaza and a private driveway with two visitor loading spaces, with access from Carroll Avenue. Sixteen surface parking spaces for the retail uses would be provided on the south side of the project site, with access provided from a right-turn-only driveway on Third Street at the southern boundary of the site. Twenty surface parking spaces for visitors would be provided along the central private driveway. Currently, the 5.75-acre site is occupied by a three-story, 103,000-gsf closed Coca-Cola bottling plant constructed in 1966, which would be demolished. Current use of the site is temporary parking of moving company trucks and charter buses. The site is within an M-1 (Light Industrial) District, the Third Street Special Use District (SUD), a 65-J Height and Bulk District, and the proposed Bayview Hunters Point Redevelopment Projects and Zoning Health Center Activity Node. The project would require Conditional Use Authorization for a Planned Unit Development and for residential uses in an M-1 District by the Planning Commission, which is a public hearing process.
(Proposed for Continuance to July 21, 2005)
3. 2004.1234D (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2004.07.23.9615, proposing the demolition of a one-story-over-garage, single-family

dwelling in an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District.

Preliminary Recommendation: Pending.

(Proposed for Continuance to July 21, 2005)

4. 2005.0148D (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2004.07.23.9619 proposing the construction of a three-story-over-garage, three-family dwelling in an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Pending.
(Proposed for Continuance to July 21, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

8. 2004.1339C (B. FU: (415) 558-6613)
1057 MISSISSIPPI STREET - eastside between 23rd and 25th Streets, Lot 011 in Assessor's Block 4224 - **Request for Conditional Use** Authorization under Planning Code Section 215 and pursuant to Planning Code Section 303, to allow the construction of three (3) dwelling units in a M-1 (Light Industrial) District with a 40-X Height and Bulk designation, and in a Housing/PDR overlay as designated by Planning Commission Resolution No. 16727.
Preliminary Recommendation: Approval with Conditions
9. 2004.1254C (B. FU: (415) 558-6613)
1077 MISSISSIPPI STREET - eastside- between 23rd and 25th Streets, Lot 050 in Assessor's Block 4224 - **Request for Conditional Use** Authorization under Planning Code Section 215 and pursuant to Planning Code Section 303, to allow the construction of three (3) dwelling units in a M-1 (Light Industrial) District with a 40-X Height and Bulk designation, and in a Housing/PDR overlay as designated by Planning Commission Resolution No. 16727.
Preliminary Recommendation: Approval with Conditions

- 10a. 2004.0032D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the demolition.
(Continued from Regular Meeting of June 2, 2005)
- 10b. 2004.0033D (J. PURVIS: (415) 558-6354)
43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298 proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the new construction.
(Continued from Regular Meeting of June 2, 2005)
11. 2004.1204D (S. VELLVE: (415) 558-6263)
1420 HAIGHT STREET - north side between Masonic Avenue and Ashbury Street; Lot 005 in Assessor's Block 1232 - **Request for Discretionary Review** of Building Permit Application No. 2003.12.21.3024 proposing to legalize a stair penthouse and elevator mechanical equipment constructed without permits at the rear of the roof of the subject building, which houses Shoe Biz, in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
NOTE: This item was originally heard on Thursday, April 21, 2005 when the Commission held a public hearing, took public testimony, closed the public hearing, and passed a motion to take discretionary review and disapprove the permit. Subsequently, a written request that the Discretionary Review case be re-heard by the Commission was accepted on the basis that new information had become available. The Commission President instructed that this item be scheduled for possible reconsideration. The variance request associated with this permit is not subject to the re-hearing.
12. 2005.0263D (D. SIROIS: (415) 558-6313)
387-391 MONTEREY BOULEVARD - south side, between Congo & Detroit, Lot 029, Assessor's Block 3118 - **Request for Discretionary Review** of Building Permit Application 2004.10.06.6166, to construct a one-story vertical addition on the existing two-family building and to construct a horizontal addition to the rear of the building. The subject property is located in an RH-2 (Residential, House, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 13a. 2004.0874D (M. SMITH: (415) 558-6322)
332 VALLEY STREET - north side between Sanchez and Noe Streets, Lot 012 in Assessor's Block 6613 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2004.04.01.0271, proposing to demolish a two-story two-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

- 13b. 2004.1265D (M. SMITH: (415 558-6322)
332 VALLEY STREET - north side between Sanchez and Noe Streets, Lot 012 in Assessor's Block 6613 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.04.01.0263, proposing to construct a three-story two-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

14. 2004.1305D (M. SMITH: (415 558-6322)
2678 47TH AVENUE - east side between Vicente and Wawona Streets, Lot 020 in Assessor's Block 2450 - **Request for Discretionary Review** of Building Permit Application No. 2004.09.10.3770, proposing to construct a two-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

WORKSHOP & DISCUSSION

On Wednesday, June 15, 2005, at 5:00 p.m. in Room 250 at City Hall (Board of Supervisors Chamber) members of the Planning Commission and the Board of Appeals will discuss the role and relationship between their respective bodies. They will also discuss the interpretation and implementation of the following Planning Commission policies: Residential Demolition Policy and Dwelling-Unit Merger Policy.

SAN FRANCISCO PLANNING COMMISSION

&

BOARD OF APPEALS

Notice of Meeting & Calendar of

SPECIAL JOINT MEETING

Board of Supervisor Chambers - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

WEDNESDAY ~~Thursday~~, June 15, 2005

5:30 P.M.

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board

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of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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COMMUNICATIONS

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

5:30 PM _____

ROLL CALL:

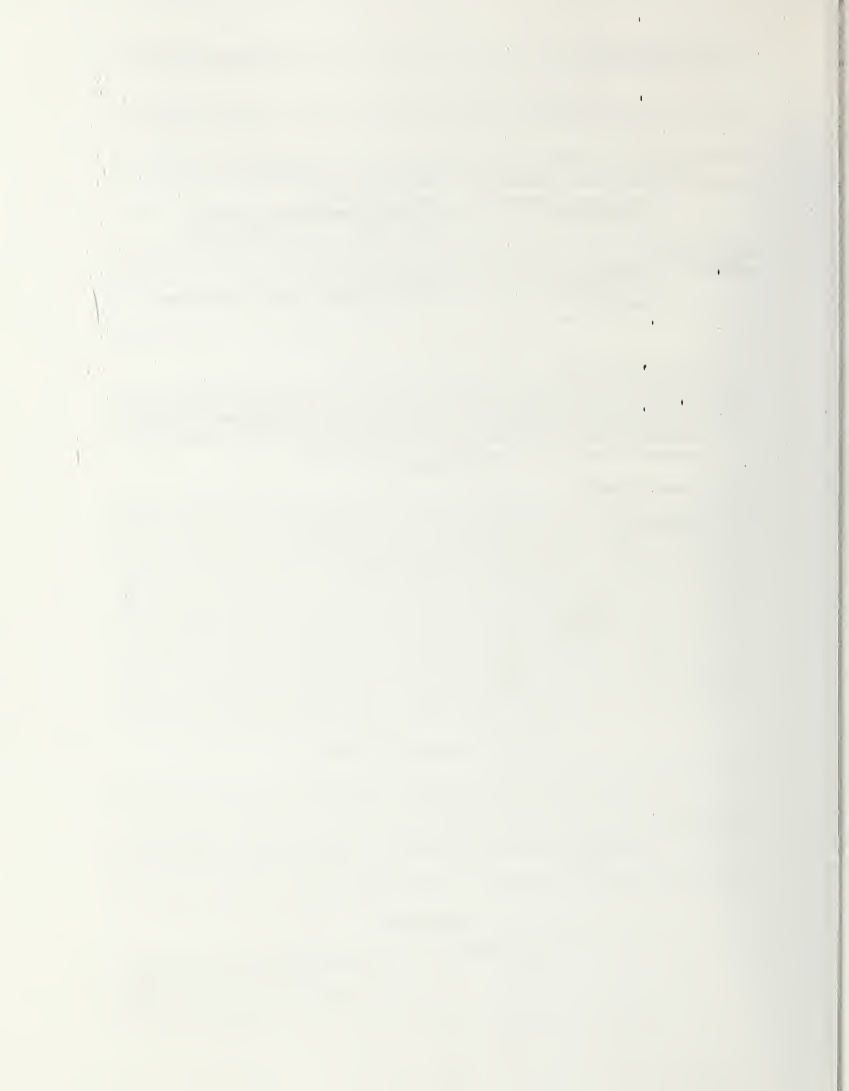
PLANNING:	Commission President:	Sue Lee
	Commission Vice-President:	Dwight S. Alexander
	Commissioners:	Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague
BOARD OF APPEALS:	President:	Hisashi Sugaya
	Vice-President:	Sabrina Saunders
	Members:	Frank Fung; Michael Garcia; Randall Knox

A. SPECIAL CALENDAR

Members of the Planning Commission and the Board of Appeals will meet to discuss the role and relationship between their respective bodies. They will also discuss the interpretation and implementation of the following Planning Commission policies: Residential Demolition Policy and Dwelling-Unit Merger Policy.

B. PUBLIC COMMENT

Adjournment:



**SAN FRANCISCO
PLANNING COMMISSION
&
BOARD OF APPEALS**

Notice of Special Joint Hearing

**Board of Supervisor Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place**

Wednesday, June 15, 2005

5:00 P.M.

On Wednesday, June 15, 2005, at 5:00 p.m. in Room 250 (Board of Supervisors Chamber) members of the Planning Commission and the Board of Appeals will meet to discuss the role and relationship between their respective bodies. They will also discuss the interpretation and implementation of the following policies: Residential Demolition Policy and Dwelling-Unit Merger Policy.

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CONSTITUTIONAL HISTORY

OF THE UNITED STATES

OF AMERICA

BY

JOHN F. KELLEY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 16, 2005

1:30 PM
Regular Meeting

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell;
Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. (L. AVERY: (415) 558-6407)
PLANNING COMMISSION RULES AND REGULATIONS – Consideration of amendment to Article IV, Sections 3 & 6 to address notice and voting; add a new Section 7 to address jurisdiction; and renumber remaining sections of Article IV.
(Continued from Regular Meeting of May 12, 2005)
(Proposed for Continuance to July 14, 2005)

2. 2005.0372D (D. SIROIS 558-6313)
752 - 27TH STREET - north side, between Diamond & Douglass, Lot 010A, Assessor's Block 6583 - **Request for Discretionary Review** of Building Permit Application 2005.01.06.2691, to construct a one-story vertical addition on the existing single-family dwelling and to construct a four-level horizontal addition to the rear of the building. The subject property is located in an RH-1 (Residential, Single-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Discretionary Review Application Withdrawn)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption of Draft Minutes of May 12 and May 19, 2005
4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. 2005.0031ERZ (K. AMDUR: (415) 558-6351)
425 MASON STREET - west side between Post and Geary Streets, Lot 002 in Assessor's Block 0306 - **Request for a Planning Code Amendment**, altering Zoning Map 1 to reclassify the subject property from P (Public) to C-3-G (Downtown General Commercial) zoning, and for findings pursuant to CEQA. The site is developed with a vacant, eight-story office building, rated Category IV under Article 11, and is located in the Kearny-Market-Mason-Sutter Conservation District. The 80-130-F Height and Bulk designation of the property would not change.
Preliminary Recommendation: Approval
8. 2005.0031ERZ (K. AMDUR: (415) 558-6351)
425 MASON STREET - west side between Post and Geary Streets, Lot 002 in Assessor's Block 0306 - **Request for findings of consistency with the General Plan** for the proposal to reclassify the subject property from P (Public) to C-3-G (Downtown General Commercial) zoning. The 80-130-F Height and Bulk designation of the property would not change.
Preliminary Recommendation: Adopt Findings of Consistency

G. REGULAR CALENDAR

9. 2004.1078D (J. PURVIS: (415) 558-6354)
2417 BRYANT STREET - east side south of 22nd Street; Lot 023 in Assessor's Block 4151 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.27.7308 proposing the addition of two full floors for two additional dwelling units to an existing single-family dwelling in an RM-1 (Residential, Mixed, Low-Density) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Revisions.
(Continued from Regular Meeting of June 9, 2005)
10. 2005.0375D (G. NELSON (415) 558-6257)
1122 GREEN STREET - north side between Leavenworth and Hyde Streets, lot 006 in Assessor's Block 0122 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.28.9990, proposing to 1) enlarge the garage (previously approved but not yet constructed) internally to accommodate three cars, 2) remove and reconfigure (replace) the exterior front stairs, 3) make several minor modifications to portions of the front and side facades, and 4) remodel portions of the interior of the building, primarily the lower floor apartment, of a three-family dwelling in an RH-3

(Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal would result in the creation of three off-street parking spaces.

Preliminary Recommendation: Take Discretionary Review and Approve with Modifications

(Continued from Regular Meeting of May 26, 2005)

- 11a. 2005.0175CV (G. NELSON: (415) 558-6257)
146-148 21ST AVENUE, east side between Lake and California Streets; Lot 028 in Assessor's Block 1380 - **Request for Conditional Use** authorization pursuant to Sections 209.1(g), 303 and 178 of the Planning Code to expand an existing dwelling unit located in a rear yard structure within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Because the project would also result in the expansion and relocation of the non-complying rear yard structure, the applicant is also seeking a Variance to the requirements of the Planning Code (Sections 134 and 188 of the Code).
Preliminary Recommendation: Approval with Conditions
- 11b. 2005.0175CV (G. NELSON: (415) 558-6257)
146-148 21ST AVENUE, east side between Lake and California Streets; Lot 028 in Assessor's Block 1380 - **Request for Variances** from the rear yard and non-complying structure requirements of the Planning Code, per Sections 134, 188, and 305, to allow the alteration of a rear yard cottage apartment by moving it away from the south property line by 3'-0", expanding the envelope of the structure approximately 4' to the north side, and expanding the dwelling unit within the structure to occupy space on the ground floor currently used as storage and laundry areas, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
12. 2003.0869E (J. NAVARRETE: (415) 558-5975)
88 FIFTH STREET - THE OLD U.S. MINT - **Appeal of Preliminary Mitigated Negative Declaration** - The proposed project is the rehabilitation plus seismic upgrade and addition to the United States Old Mint located at 88 Fifth Street in downtown San Francisco (Assessor's Block 3704, Lot 11). The existing three-story plus an occupied attic 99,921-gross-square-foot (gsf) building would be retained, and the first floor courtyard enclosed in 1973 for offices would be removed, (a deduction of 4,336 gsf), and additional circulation bridges, stairs and an elevator (addition of 2,642 gsf) would be added within the existing 4-story courtyard. The existing attic would be expanded on the roof along the south side of the courtyard to create a museum gallery (an addition of 1,554 gsf) with a view of the city skyline to the south. The courtyard removal and additions of bridges and roof gallery would result in an overall reduction of gsf, for a total floor area of 99,788 gsf. The building would include 79,957 square feet if usable space total including: 36,326 sf of City History Museum space, 2,082 sf of Museum office space, 2,045 sf of museum back of house space, 2,044 sf of museum retail, and 3,336 sf of museum theater space. Tenants in the building would be the 8,153 sf Gold Rush and Money Museum, 2,492 sf of small retail lease spaces, and 6,360 gsf of restaurant space and cafe. 3,987 sf would be used for the San Francisco Visitor Center, and the remaining 11,108 sf would be circulation, toilets and support spaces ancillary to the museum use. The project would include closure of Jessie Street to vehicles, between Mint and Fifth Streets, to be used for outdoor restaurant seating. The project site is approximately 47,515 sq. ft., is zoned P (Public) within a 90-X height and bulk district, and within the Mid-Market St. Revitalization and Conservation District. Transaction document approvals would be required from the Board of Supervisors, and a Certificate of Appropriateness would be required by the Landmarks Preservation Advisory Board.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of May 26, 2005)

- 13a. 2003.1113CMK (K. McGEE: (415) 558-6367)
"CANDLESTICK COVE," BLOCK 4991, LOTS 241 & 279 - which together comprise the undeveloped, northwestern corner of the City's Executive Park development - **Request for Conditional Use** authorization under Planning Code Sections 303 and 304 to create a new Planned Unit Development (PUD) with PUD exceptions including rear yard, parking, and freight loading, and to allow construction of up to 450 dwelling units, 14,000 square feet of commercial space, a 1,000 square-foot community center, and up to 600 off-street parking spaces. The site is within a C-2 (Community Business) Zoning District, and 40-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts. This project also includes a General Plan Amendment to change a portion of the Executive Park Subarea Plan, a part of the South Bayshore Area Plan that governs development on the site.
Preliminary Recommendation: Approval with Conditions
- 13b. 2003.1113CMK (K. McGEE: (415) 558-6367)
"CANDLESTICK COVE," BLOCK 4991, LOTS 241 & 279 - which together comprise the undeveloped, northwestern corner of the City's Executive Park development - **Consideration of an Ordinance to amend the San Francisco General Plan** per Planning Code Section 340 to amend the Executive Park Subarea portion of the South Bayshore Area Plan. The site is within a C-2 (Community Business) Zoning District, and 40-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
Preliminary Recommendation: Approval with Conditions
14. 2004.0282L (T. TAM: (415) 558-6325)
1000 GREAT HIGHWAY (GOLDEN GATE PARK) - The Music Concourse area bounded by Concourse and Tea Garden Drives, including the Coxhead-designed pedestrian tunnel under John F. Kennedy Drive, plus a perimeter of land around the drives. Assessor's Block 1700, Lot 1. **Consideration to adopt a resolution** with findings related to the approval of landmark designation and to recommend to the Board of Supervisors adoption of an ordinance designating the Music Concourse in Golden Gate Park as Landmark No. 249.
Preliminary Recommendation: Adopt resolution.
15. 2005.0500T (D. SIDER: (415) 558-6697)
COST RECOVERY FOR APPEALS TO THE BOARD OF SUPERVISORS - Consideration of an Ordinance amending Article 3 of the Planning Code and Section 32 of the Administrative Code in order to increase application fees and add a surcharge to compensate the City for the costs of appeals to the Board of Supervisors.
Preliminary Recommendation: Approval
16. 2005.0460T (D. SIDER: (415) 558-6697)
FINANCIAL SERVICES IN THE SLI ZONING DISTRICT - Consideration of an Ordinance adding Section 817.32 to the Planning Code in order to allow a financial service use under certain circumstances within the Service/Light Industrial (SLI) Mixed Use Zoning District.
Preliminary Recommendation: Approval
17. 2005.0345T (P. LORD: (415) 558-6311)
NORTH BEACH NCD USE SIZE LIMITATIONS - Consideration of an Ordinance amending San Francisco Planning Code by amending sections 121.2, 178, 186.1, 722.21 and 722.46 concerning use size limitations and their relationship to subsequent new uses in the North Beach Neighborhood Commercial District; to amend sections 186.2, 604 and 722.42 to address antiquated provisions concerning specified signs and uses in the North Beach Neighborhood Commercial District; to amend 722.10 to delete provisions superseded by Ordinance No. 20-88; and to make

conforming changes to the chart titled "Specific Provisions for the North Beach Neighborhood Commercial District" in Section 722; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval

18. 2005.0394T (P. LORD: (415) 558-6311)
PLANNING CODE SECTION 311 AMENDMENTS - Consideration of an Ordinance amending San Francisco Planning Code by amending section 311 to clarify that the project notification requirements apply to building permits for demolition and change in the number of dwelling units as well as to building permits for new construction and alteration and to require that the notification package sent to neighboring property owners include specified information; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
19. 2005.0459T (P. LORD: (415) 558-6311)
PLANNING CODE SECTION 311 AMENDMENTS - Consideration of an Ordinance amending San Francisco Planning Code by amending section 260 to increase the height exemption for elevator penthouses from 10 to 16 feet, to allow the Zoning Administrator to grant further exemptions for buildings with height limits of more than 65 feet where such an exemption is required to meet state or federal laws or regulations; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with Modifications
20. 2002.1263E (T. CHAN: (415) 558-5982)
333 FREMONT STREET - Certification of a Final Environmental Impact Report - The proposed project is an 85-foot-tall, eight-story, residential building of approximately 131,340 gross square feet (gsf) consisting of 88 dwelling units and about 88 underground parking spaces. Two existing two-story buildings on the site, which total approximately 30,417 square feet, would be demolished. The 329-333 Fremont Street building, constructed in approximately 1930, contains a basement level, which is accessible from a driveway on Zeno Place. The smaller, 347-349 Fremont Street Edwin W. Tucker & Co. building constructed in 1913 is a rated historic structure on the California Register of Historic Resources. The project site is located about mid-block on the eastern side of Fremont Street in the block bounded by Folsom, Fremont, Harrison, and Beale Streets. Vehicular access to the parking garage would be from Fremont Street on the northern side of the building. Pedestrian access would be from the south side of the building from a courtyard facing Fremont Street. The site is within the RC-4 (Residential/Commercial High-Density) zoning district, and a 200-R height/bulk district. This site is within the newly adopted Rincon Hill Downtown Residential (DTR) District and is awaiting final adoption by the Board of Supervisors. Should the Board of Supervisor adopt the propose Rincon Hill DTR, the proposed project would be in the new 85/250-R height and bulk district.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 14, 2004. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from Regular Meeting of June 2, 2005)
21. 2002.1263C (M. SNYDER: (415) 575-6891)
329-349 FREMONT STREET - east side between Folsom Street and Harrison Street, Lot 019 in Assessor's Block 3747 - **Request for Conditional Use** authorization to allow the construction of a building over 40-feet in an R District (Planning Code Section 253) and to allow full lot coverage on a sloping lot in the Rincon Hill Special Use District (Planning

Code Section 249.1(b)(1)(B). The subject property is within an RC-4 (Residential-Commercial Combine, High Density) District, a Rincon Hill Residential Special Use Sub-district, and a 200-R Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of June 2, 2005)

H. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION AND RECREATION AND PARK COMMISSION

NOTICE OF SPECIAL JOINT HEARING

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 23, 2005
12:00 PM

DOCUMENTS DEPT.

JUN 20 2005

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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12:00 PM _____

ROLL CALL:

PLANNING COMMISSION: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini;
Shelley Bradford Bell;
Kevin Hughes;
William L. Lee;
Christina Olague

**RECREATION & PARK
COMMISSION:**

President: Gloria Bonilla
Vice President: Lawrence Martin
Commissioners: Gordon Chin; Tom Harrison
Jim Lazarus; Meagan Levitan;
John Murray

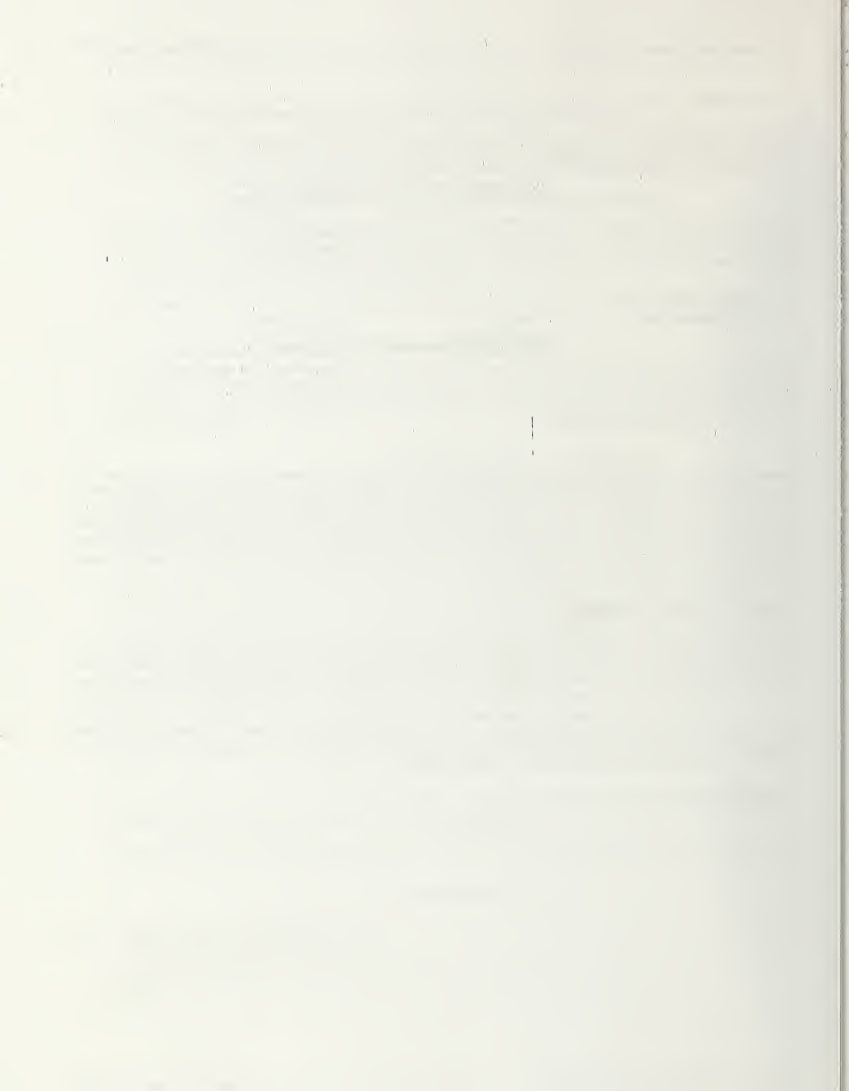
A. SPECIAL CALENDAR

1. 2005.0489U
DOWNTOWN PARK SPECIAL FUND - As required by Section 139 (g) of the Planning Code, discussion and possible action to approve an allocation of \$1.35 million in funds from the Downtown Park Special Fund. Funds would be used for repayment of revenue bonds for Union Square redevelopment (lot 1 in Assessor's Block 308), and for development of the Victoria Manalo Draves Park, formerly the Bessie Carmichael school site (lot 16 of Assessor's Block 3754) bounded by Folsom, Sherman and Harrison Streets and Columbia Square.

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Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 23, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
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1:30 PM

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell;
Kevin Hughes; William L. Lee; Christina Olague

A. **CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0185D (M. WOODS: (415) 558-6315)
1865 CLAY STREET - south side between Franklin Street and Van Ness Avenue; Lot 008 in Assessor's Block 0623 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.11.17.9505S, proposing to convert the building's authorized use from eight dwelling units to six dwelling units in an RM-3 (Residential, Mixed Districts, Medium Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Proposed for Continuance to July 14, 2005)

- 2a. 2004.0130CV (J. MILLER: (415) 558-6344)
1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - **Request for Conditional Use** authorization for use size in excess of 3,000 square feet for a music training facility ("Music City"), with a Full-Service Restaurant and Bar with live entertainment, also requiring a Variance for off-street parking and usable open space for an upper-floor group-housing use.
Preliminary Recommendation: Approval with Conditions
NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the Project Sponsor to continue discussing issues with neighbors. Public comment remained open.
NOTE: On September 23, 2004, without a hearing, the item was continued to October 28, 2004.
NOTE: On October 28, 2004, without a hearing, the item was continued to November 18, 2004.
NOTE: On November 18, 2004, the Commission entertained a motion of intent to disapprove by a vote +6-0. Commissioner William Lee was absent. Final Language: December 9, 2004.
NOTE: On December 9, 2004, Commission tabled the item at the call of the Chair. Item to be re-noticed for a new hearing at a (non-specific) later date.
(Proposed for Continuance to July 14, 2005)

- 2b. 2002.0130CV (J. MILLER: (415) 558-6344)
1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - **Off-Street Parking and Usable Open Space Variances** sought in conjunction with the conversion of existing tourist hotel rooms to group housing (residential hotel rooms) and for a Full-service Restaurant and Bar and music training facility ("Music City") with no off-street parking and no outdoor open area.

NOTE: On July 22, 2004, following public testimony, the Acting Zoning Administrator continued the matter to September 23, 2004. Public comment remained open.

NOTE: On September 23, 2004, without a hearing, the item was continued to October 28, 2004.

NOTE: On October 28, 2004, without a hearing, the item was continued to November 18, 2004.

NOTE: On November 18, 2004, the Zoning Administrator closed the Public Hearing with an intent to disapprove the Variance.

NOTE: On December 9, 2004, the Zoning Administrator tabled the matter indefinitely. Item to be re-noticed for a new hearing at a (non-specific) later date. (Proposed for Continuance to July 14, 2005)

3. 2004.1106CV (J. PURVIS: (415) 558-6354)
1360-1364 STEVENSON STREET - west side between McCoppin and Duboce Streets; Lot 073 in Assessor's Block 3513 - **Request for Conditional Use** Authorization under Planning Code Section 215(a) to construct a four-story, five-unit residential building on a vacant lot within the C-M (Heavy Commercial) District. A Rear Yard Variance is sought under Section 134(a) to provide rear yard open space within an inner court and a rear setback. The Zoning Administrator will hear the Rear Yard Variance immediately following the Planning Commission's hearing, on the Conditional Use. The site is within the C-M District, and a 105-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 26, 2005)
(Proposed for Continuance to July 21, 2005)
4. (L. BADINER: (415) 558-6350)
CINGULAR / AT&T - **Informational Presentation** - to explain how the merger of the two companies will affect all of their current and future conditional use applications.
(Proposed for Continuance to July 21, 2005)
5. 2005.0256T (P. LORD: (415) 558-6311)
SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT RESIDENTIAL CONVERSION TO OTHER INSTITUTION - **Consideration of an Ordinance amending San Francisco Planning Code by amending Section 724.1 to allow for conversion of upper floor residential units in the Sacramento Street Neighborhood Commercial District as a conditional use**, where: the new use will be an Other Institution, Educational Service use, only one dwelling unit in building will be converted, and that unit is the only non-residential use in the building, and no legally residing tenant will be displaced; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of May 26, 2005)
(Proposed for Continuance to September 8, 2005)
6. 2005.0264DD (I. WILSON: (415) 558-6163)
680 27TH AVENUE - east side between Anza and Balboa Streets, Lot 020 in Assessor's Block 1569 - **Requests for Discretionary Review** of Building Permit Application No. 2003.07.08.8328, proposing to construct a 25-foot wide by 20-foot deep, three-story addition and a 17-foot wide by 12-foot deep deck (approximately five feet high) at the rear of the existing house, located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 15, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption – Draft Minutes of May 26 and June 2, 2005.
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

11. 2003.0205C (J. PURVIS: (415) 558-6354)
638, 660, 662 CAMPBELL AVENUE - north side between Albert and Ervine Street; Lots 061,062,063 in Assessor's Block 6189 - **Request for Conditional Use** Authorization under Planning Code Section 303(e) to modify conditions of approval under Motion No. 14856 (adopted by the Planning Commission on August 17, 2000 under Case No. 2000.557) in order to revise the design of three single-family dwellings that are under construction. The revisions would allow the enclosure of roof deck space at the rear of the third story to accommodate an additional bedroom in each dwelling. The site is within an RH-1 (Residential, House, One-Family) Land Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
12. 2005.0414C (M. LI: (415) 558-6396)
2001 POLK STREET - northwest corner at Pacific Avenue, Lot 006 in Assessor's Block 0574 - **Request for conditional use** authorization to add a Type 21 ABC license to the existing retail grocery store (dba "Cheese Plus"). Pursuant to Section 790.55 of the Planning Code, this proposal constitutes the establishment of a liquor store. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. There will be no physical expansion of the existing building or commercial space. The site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District..
Preliminary Recommendation: Approval with Conditions
13. 2004.0599C (B. FU: (415) 558-6613)
1022 GILMAN AVENUE - east side, between Griffith and Hawes Streets, Lot 016 in Assessor's Block 4937 - **Request for Conditional Use** authorization pursuant to Planning

Code Sections 121(f) and 303 to construct a single-family dwelling on a substandard lot with respect to lot width as the result of a lot split in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

14. 2003.0465E (a.k.a. Case No. 2003.1210) (I. NISHIMURA: (415) 558-5967)
5600 THIRD STREET RESIDENTIAL AND COMMERCIAL MIXED-USE PROJECT - revision of Mitigation Measure of Final Mitigated Negative Declaration - The proposed project would include demolition of approximately 110,700 square feet of vacant manufacturing and warehouse buildings and construction of a mixed use retail/commercial/social services development of approximately 277,340 square feet at 5600 Third Street (Assessor's Block 5421, Lots 3, 5, 6, 7, 8, 9, and 11), an approximately 136,750-square-foot (about 3.14 acres) site, bounded by Bancroft Avenue and Armstrong Avenue, within an M-1 (Light Industrial) District, Third Street Special Use District (SUD), and a 65-J Height and Bulk District, in the Bayview neighborhood. The eight-building project would include 260 units: 131 senior affordable housing units, 129 affordable for-sale townhouse units and flats, 165 off-street parking spaces in three ground level garages, and 8,840 gross square feet (gsf) of ground floor retail/commercial/social service space along Third Street and Bancroft Avenue. The proposed buildings would range in height from three to five stories (up to 52 feet tall). CEQA Guidelines Section 15074.1 states that a public hearing be held and findings made when a mitigation measure is revised/substituted in a Mitigated Negative Declaration for a project, and a determination be made that the revised/new mitigation measure, in itself, would not cause any potentially significant effect on the environment. This finding will be made during Commission consideration of the adoption of the proposed Planning Commission Motion of Approval of the proposed revised hazardous materials mitigation measure. The project would require Conditional Use Authorization from the Planning Commission for a Planned Unit Development and for residential uses in an M-1 District, which is a public hearing process. The Planned Unit Development would include modifications for residential density, rear yard configuration, no retail/commercial/social service parking and no off-street loading.
 Preliminary Recommendation: Approve finding of no significant impact with revision of Mitigation Measure 2: Hazardous Materials of Final Mitigated Negative Declaration.

15. 2003.1210ECK (M. SNYDER: (415) 575-6891)
5600 THIRD STREET - the block bounded by Third Street, Bancroft Avenue, Mendell Street, and Armstrong Avenue, Lot 3, 5, 6, 7, 8, 9, and 11 in Assessor's Block 5421 - **Request for Conditional Use** authorization to allow residential dwelling units in an M-1 (Light Industrial) District pursuant to Planning Code Section 215, and to allow a Planned Unit Development pursuant to Planning Code Section 304, which would include exceptions to configuration of the rear yard (Planning Code Section 134), dwelling unit density (Planning Code Section 215), bay window obstructions (Planning Code Section 136(c)(3) and for parking (Planning Code Section 151). The Proposal includes demolishing the existing industrial structures on the lots and constructing a mixed-use development that would consist of three phases, and would include about 131 senior housing units, 129 other units, approximately 10,000 square feet of commercial space, and 161 off-street parking spaces. The project's buildings would generally be five-stories tall. The subject property is within an M-1 (Light Industrial) District, a Third Street Special Use District (lot 11 only), and a 65-B Height and Bulk District.
 Preliminary Recommendation: Pending
 (Continued from Regular Meeting of June 2, 2005)

16. 2003.0869E (J. NAVARRETE: (415) 558-5975)
88 FIFTH STREET - THE OLD U.S. MINT - Appeal of Preliminary Mitigated Negative Declaration - The proposed project is the rehabilitation plus seismic upgrade and addition to the United States Old Mint located at 88 Fifth Street in downtown San Francisco (Assessor's Block 3704, Lot 11). The existing three-story plus an occupied attic 99,921-gross-square-foot (gsf) building would be retained, and the first floor courtyard enclosed in 1973 for offices would be removed, (a deduction of 4,336 gsf), and additional circulation bridges, stairs and an elevator (addition of 2,642 gsf) would be added within the existing 4-story courtyard. The existing attic would be expanded on the roof along the south side of the courtyard to create a museum gallery (an addition of 1,554 gsf) with a view of the city skyline to the south. The courtyard removal and additions of bridges and roof gallery would result in an overall reduction of gsf, for a total floor area of 99,788 gsf. The building would include 79,957 square feet if usable space total including: 36,326 sf of City History Museum space, 2,082 sf of Museum office space, 2,045 sf of museum back of house space, 2,044 sf of museum retail, and 3,336 sf of museum theater space. Tenants in the building would be the 8,153 sf Gold Rush and Money Museum, 2,492 sf of small retail lease spaces, and 6,360 gsf of restaurant space and cafe. 3,987 sf would be used for the San Francisco Visitor Center, and the remaining 11,108 sf would be circulation, toilets and support spaces ancillary to the museum use. The project would include closure of Jessie Street to vehicles, between Mint and Fifth Streets, to be used for outdoor restaurant seating. The project site is approximately 47,515 sq. ft., is zoned P (Public) within a 90-X height and bulk district, and within the Mid-Market St. Revitalization and Conservation District. Transaction document approvals would be required from the Board of Supervisors, and a Certificate of Appropriateness would be required by the Landmarks Preservation Advisory Board.
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of June 16, 2005)
17. 2005.0459T (P. LORD: (415) 558-6311)
PLANNING CODE SECTION 260 AMENDMENTS - Consideration of an Ordinance amending San Francisco Planning Code by amending section 260 to increase the height exemption for elevator penthouses from 10 to 16 feet, to allow the Zoning Administrator to grant further exemptions for buildings with height limits of more than 65 feet where such an exemption is required to meet state or federal laws or regulations; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with Modifications
(Continued from Regular Meeting of June 16, 2005)
NOTE: On June 16, 2005, following public testimony, the Commission closed the public hearing, and continued the matter to June 23, 2005 by vote +6 -0. Commissioner William Lee was absent. Public hearing remains open for any new information.
18. 2005.0264D (I. WILSON: (415) 558-6163)
2615-2623 PACIFIC AVENUE - South side between Pierce and Scott Streets, Lot 016 in Assessor's Block 0585 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2003.06.22.7590, proposing to merge the five existing dwelling units in the building into one dwelling unit, located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the project
19. 2004.0798D (M. SMITH: (415) 558-6322)
2070 30TH AVENUE - east side between Pacheco and Quintara Streets, Lot 003M in Assessor's Block 2149 - **Request for Discretionary Review** of Building Permit

Application No. 2004.01.26.4825, proposing to construct a two-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications

(Continued from Regular Meeting of May 19, 2005)

NOTE: On March 3, 2005, following public testimony, the Commission continued the matter to April 21, 2005 to allow the Project Sponsor to hire an architect to present alternative designs and to continue to work with the neighborhood trying to reach an agreement on a design. Public Hearing remains open.

NOTE: On April 21, 2005, the Commission continued it to May 19, 2005. On May 19, 2005, without hearing, the Commission continued the item to June 23, 2005.

- 20a. 2003.0295CDV (G. NELSON: (415) 558-6257)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Conditional Use** authorization pursuant to Sections 209.1 and 228.3 of the Planning Code to convert a service station use to residential use and to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now vacant. This project is also seeking a Variance from the Planning Code, and is the subject of a request for Discretionary Review.

Preliminary Recommendation: Approval with conditions

- 20b. 2003.0295CDV (G. NELSON: (415) 558-6257)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2003.04.25.3201, proposing to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. This project is also seeking a Variance from the Planning Code, and requires Conditional Use authorization.
- Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

- 20c. 2003.0295CDV (G. NELSON: (415) 558-6257)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Variance** from the rear yard requirements of Planning Code Section 134. The proposal is to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. A Variance is required to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior corner of the lot of approximately 1,480 square feet. This project also requires Conditional Use authorization, and is the subject of a request for Discretionary Review.

6:00 P.M.

- 21a. 2002.0805RTZ (M. FOSTER (415) 558-6362)
MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding

lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider proposed amendments to the Mid-Market Preliminary Plan, **Adopting Amendments to the Mid-Market Preliminary Plan**, and **Making CEQA findings and findings of General Plan Conformity** related to the Mid-Market Redevelopment Plan as amended.

Preliminary Recommendation: Adopt Amendments to the Mid-Market Preliminary Plan and make CEQA findings and findings of Conformity of the Mid-Market Redevelopment Plan, as amended, with the General Plan.

(Continued from Regular Meeting of June 9, 2005)

21b. 2002.0805RTZ (M. FOSTER (415) 558-6362)

MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider a resolution to **Approve Proposed Amendments to the Planning Code** (Adding Section 249.27 and 263.18, and amending Sections 102.9, 123, 145.4, 153, 155.5, 166, 167, 204.3, and 309). Proposed amendments will establish the Mid-Market Special Use District and make related text and changes to the Planning Code pursuant to the proposed Mid-Market Redevelopment Plan and Special Use District.

Preliminary Recommendation: Approve Draft Resolution

(Continued from Regular Meeting of June 9, 2005)

21c. 2002.0805RTZ (M. FOSTER (415) 558-6362)

MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Assessor's Blocks 0341; 0342; 0350; 0351, lot 035; 0355; 3507, lot 039; 3508; 3509, lots 002, 018, 019, 036, 037, 040, 041, 042, and 043; 3510, lot 001; 3701; 3702, excluding lots 015, 016, 029, 031, 032, 033, 034, 035, 036, 055, and 056 (eastern portion); 3703, excluding lots 004, 005, 006, 027, 028, and 029; 3704, lots 025, 026, 049, 050, 051, 052, and 053; 3725, lots 078, 082, 086, 087, 088, 089, 090, 091, and 093; 3727, lots 001, 091, 094, 096, 097, 101, 102, 103, 109, 117, 118, 120, 130, 134, 168, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, and Block 3728, lots 001, 072, 075, 076, 081, 082, 083, 089, and 103. The Commission will consider a resolution to **Approve Proposed Amendments to the Zoning Map** (Amending Maps 1SU, 2SU, 7, and 7SU). Proposed amendments will establish the Mid-Market Special Use District, and reclassify several parcels from C-M, C-3-S and SLR to C-3-G pursuant to the proposed Mid-Market Redevelopment Plan and Special Use District.

Preliminary Recommendation: Approve Draft Resolution

(Continued from Regular Meeting of June 9, 2005)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

CANCELLATION NOTICE

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, July 7, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN 24 2005

SAN FRANCISCO
PUBLIC LIBRARY

06-24-05P02:08 RCVD

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONTINUED ITEMS

Notice is hereby given that Regular Meeting of July 7, 2005 is cancelled. The following items are continued as shown. The next Regular Meeting of the Planning Commission will be on Thursday, July 14, 2005. For information on the items listed below please contact the planners as indicated in parenthesis.

1. 2004.1161D (K. MCGEE: (415) 558-6367)
1060 GILMAN AVENUE - north side between Hawes and Griffith Streets; Lot 014 in Assessor's Block 4937 - **Request for Discretionary Review** of Permit Application No. 2004.03.03.7628, proposing to construct a three-story single-family dwelling on the existing vacant lot. The subject property is located in a RH-1 (Residential, House, Single-Family) and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of May 26, 2005)
(Proposed for Continuance to July 14, 2005)
2. 2004.1022D (J. PURVIS: (415) 558-6354)
3350 20th STREET - northwest corner of 20th and Shotwell Streets; Lot 015 in Assessor's Block 3594 - **Request for Discretionary Review** of Building Permit Application No. 2004.11.19.9736 to build a five-story building with six dwelling units over garage and commercial space following demolition of a commercial warehouse in an NC-

2 (Small-Scale Neighborhood Commercial) Use District and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the project.

(Proposed for Continuance to July 28, 2005)

3. 2003.0672EC (I. NISHIMURA: (415) 558-5967)
5800 THIRD STREET RESIDENTIAL AND COMMERCIAL MIXED-USE PROJECT - Appeals of Preliminary Mitigated Negative Declaration - The proposed project would consist of construction of a residential and commercial mixed-use development after demolition of a defunct bottling plant facility at 5800 Third Street (Assessor's Block 5431A, Lot 001), at the southwest corner of Third Street and Carroll Avenue in the Bayview neighborhood. The project would include 355 multi-family residential units in four buildings, 13,000 gross square feet (gsf) of ground floor retail space in two of the buildings that would be along Third Street, and 379 off-street parking spaces in the four buildings. The four buildings would total 641,920 gsf in size, ranging in height from 50 to 60 feet tall (four to five stories) and would be built around a central plaza and a private driveway with two visitor loading spaces, with access from Carroll Avenue. Sixteen surface parking spaces for the retail uses would be provided on the south side of the project site, with access provided from a right-turn-only driveway on Third Street at the southern boundary of the site. Twenty surface parking spaces for visitors would be provided along the central private driveway. Currently, the 5.75-acre site is occupied by a three-story, 103,000-gsf closed Coca-Cola bottling plant constructed in 1966, which would be demolished. Current use of the site is temporary parking of moving company trucks and charter buses. The site is within an M-1 (Light Industrial) District, the Third Street Special Use District (SUD), a 65-J Height and Bulk District, and the proposed Bayview Hunters Point Redevelopment Projects and Zoning Health Center Activity Node. The project would require Conditional Use Authorization for a Planned Unit Development and for residential uses in an M-1 District by the Planning Commission, which is a public hearing process.
(Proposed for Continuance to July 28, 2005)
4. 2004.1118B (B. FU: (415) 558-6613)
1075 EVANS AVENUE - west side of Hunters Point Blvd., Lot 005, Assessor's Block 4603A - **Request for Conditional Use** authorization under Planning Code Sections 711.83 and 790.80 to install a wireless telecommunications facility consisting of 2 panel antennas on an existing 89-foot lattice tower and related equipment on the ground as part of Nextel Communications' wireless telecommunications network on a Location Preference 1 (Preferred Location - Publicly-used structures) site within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
(Proposed for Continuance to July 14, 2005)
5. 2004.0076C (B. FU: (415) 558-6613)
1350 NATOMA STREET - west side, between 14th and 15th Streets, Lot 089 in Assessor's Block 3548 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 215 and 303 to allow the construction of 8 residential dwelling units in a C-M (Heavy Commercial) District with a 50-X Height and Bulk Designation, and in a Housing/Mixed overlay as designated by Planning Commission Resolution No. 16727. The proposal is to demolish the existing industrial building and construct 8 dwelling units within a new four-story over ground floor parking garage building containing a total of 8 off-street parking spaces.
Preliminary Recommendation: Approve project with a maximum height of 40 feet with conditions
(Continued from Regular Meeting of June 9, 2005)
(Proposed for Continuance to July 14, 2005)

- 6a. 2005.0129CV (M. WOODS: (415) 558-6315)
3640 SACRAMENTO STREET - north side between Locust and Spruce Streets; Lot 010, in Assessor's Block 1011 - **Request for Conditional Use** authorization under Planning Code Sections 121.2, 724.21 and 303 to allow a use size that exceeds 2,499 square feet by legalizing the expanded use size of an existing full-service restaurant (most recently occupied by La Table) and allowing the further expansion of the full-service restaurant space into an adjacent retail space (currently occupied by Kimberly Bragg Interior Design) for a total use size of approximately 6,300 square feet. The site is within the Sacramento Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
(Proposed for Continuance to July 21, 2005)
- 6b. 2005.0129CV (M. WOODS: (415) 558-6315)
3640 SACRAMENTO STREET - north side between Locust and Spruce Streets; Lot 010, in Assessor's Block 1011 - **Request for off-street parking variance.** Planning Code Section 151 requires one off-street parking space per 200 square feet of occupied floor area, when the occupied floor area exceeds 5,000 square feet. The parking requirement for the proposed project is 29 spaces based on an occupied floor area of approximately 5,800 square feet. The project is proposing zero spaces. The application for variance will be considered by the Zoning Administrator, following the Conditional Use hearing described above.
(Proposed for Continuance to July 21, 2005)
7. 2004.0533C (J. PURVIS: (415) 558-6354)
737 TEHAMA STREET - south side between 8th and 9th Streets; Lot 065 in Assessor's Block 3729 - **Request for Conditional Use** Authorization under Planning Code Section 803.5(b) to demolish a one-story, single-family dwelling and construct a four-story-over-garage, three-family dwelling. The site is within the SLR (Service/Light Industrial/Residential) Mixed-Use District, a 50-X Height and Bulk District, and is within the Mixed-Use/Housing Zone under Planning Commission Resolution No. 16202, where maximum housing is encouraged.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to July 28, 2005)
- 8a. 2004.0274CV (W. HASTIE: (415) 558-6381)
310 TOWNSEND STREET - north side, between 4th and 5th Streets; Assessor's Block 3786, Lot 13 - **Request for Conditional Use** Authorization to convert an historic office building into 45 dwelling units, per Section 818.14 of the Planning Code. The property is located within an SSO (Service/Secondary Office) District with a 65-X Height and Bulk limit. The Zoning Administrator will hear a related rear yard modification, open space and exposure variance request.
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to July 14, 2005)
- 8b. 2004.0274CV (W. HASTIE: (415) 558-6381)
310 TOWNSEND STREET - north side, between 4th and 5th Streets; Assessor's Block 3786, Lot 13 - **Request for Rear Yard Modification**, pursuant to Code Sections 134(e) and 307(g), for an exception to the rear yard requirement for the proposed dwelling units because the existing building has full lot coverage. The project also seeks variances from the open space and exposure requirements, pursuant to Code Sections 135, 140 and 305. The proposed project is the subject of a Conditional Use hearing as described above. The property is located within an SSO (Service/Secondary Office) District with a 65-X Height and Bulk limit.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meeting

Thursday, June 30, 2005

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, June 30, 2005* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *July 14, 2005*.

Linda D. Avery
Commission Secretary

DOCUMENTS DEPT.

JUN 24 2005

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PLANNING COMMISSION ROSTER

PRESIDENT	SUE LEE
VICE-PRESIDENT	DWIGHT ALEXANDER
COMMISSIONER	SHELLEY BRADFORD BELL
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	CHRISTINA OLAGUE

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

5211001

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 14, 2005

1:30 PM

Regular Meeting

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JUL 14 2005

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at saff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0076C (B. FU: (415) 558-6613)
1350 NATOMA STREET - west side, between 14th and 15th Streets, Lot 089 in Assessor's Block 3548 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 215 and 303 to allow the construction of 8 residential dwelling units in a C-M (Heavy Commercial) District with a 50-X Height and Bulk Designation, and in a Housing/Mixed overlay as designated by Planning Commission Resolution No. 16727. The proposal is to demolish the existing industrial building and construct 8 dwelling units within a new four-story over ground floor parking garage building containing a total of 8 off-street parking spaces.
Preliminary Recommendation: Approve project with a maximum height of 40 feet with conditions
(Continued from Regular Meeting of July 7, 2005)
(Proposed for Continuance to July 21, 2005)

2. 2005.0524T (D. SIDER: (415) 558-6697)
BETTER NEIGHBORHOODS PLUS TEXT AMENDMENTS - **Consideration of an Ordinance [Board of Supervisors File Number 050601] which would establish a "Better Neighborhoods Planning and Implementation Process"** by (a) adding Chapter 36 to the Administrative Code in order to set forth uniform procedures for developing comprehensive neighborhood plans, (b) amending Administrative Code Section 3.4 to provide for integrated budget documents, and (c) adding Section 312A to the Planning Code regarding discretionary review for projects located within plan areas.
Preliminary Recommendation: Pending
(Proposed for Continuance to July 21, 2005)

3. 2003.0029E (C. ROOS: (415) 558-5981)
ONE RINCON HILL RESIDENTIAL DEVELOPMENT (425 FIRST STREET) - **Certification of a Final Environmental Impact Report** - The project proposes demolition of a building complex, consisting of a three-story office building, a clock tower, and a two-story parking garage, and construction of a 720-unit residential development as follows: a 450-ft.-tall, 45-story north tower with about 312 units; a 550-ft.-tall, 54-story south tower with 354 units; about 14 stacked townhouses, 45-ft.-tall fronting Harrison Street and First Street; lobbies, management office, fitness center; about 3, 220- gross square feet (gsf) of convenience retail; 720 parking spaces in two partial above grade and five partial basement levels, with attendants and mechanical lifts, accessible on First Street; four loading spaces accessible on Harrison Street; about 49,000- sq.-ft. of common and private open space; and an additional 19,00 sq. ft. publicly accessible open space including a widened sidewalk and landscaping along Harrison Street and in the First Street public right-of-way. The project would total about 1,217,315 gsf, a net increase on the site of about 1,133,399 gsf. The site includes Lots 1, 9, and 15, in

Assessor's Block 3765, on the block bounded by Harrison, First and Fremont Streets and the Bay Bridge West approach.

Preliminary Recommendation: Certify the Final Environmental Impact Report.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on April 19, 2005. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

(Proposed for Continuance to August 4, 2005)

4. 2003.0029EX (C. ROOS: (415) 558-5981)
ONE RINCON RESIDENTIAL DEVELOPMENT (425 FIRST STREET) - Motion to Adopt CEQA Findings The project proposes demolition of a building complex, consisting of a three-story office building, a clock tower, and a two-story parking garage, and construction of a 720-unit residential development as follows: a 450-ft.-tall, 45-story north tower with about 312 units; a 550-ft.-tall, 54-story south tower with 354 units; about 14 stacked townhouses, 45-ft.-tall fronting Harrison Street and First Street; lobbies, management office, fitness center; about 3, 220- gross square feet (gsf) of convenience retail; 720 parking spaces in two partial above grade and five partial basement levels, with attendants and mechanical lifts, accessible on First Street; four loading spaces accessible on Harrison Street; about 49,000- sq.-ft. of common and private open space; and an additional 19,00 sq. ft. publicly accessible open space including a widened sidewalk and landscaping along Harrison Street and in the First Street public right-of-way. The project would total about 1,217,315 gsf, a net increase on the site of about 1,133,399 gsf. The site includes Lots 1, 9, and 15, in Assessor's Block 3765, on the block bounded by Harrison, First and Fremont Streets and the Bay Bridge West approach. The Commission will consider a Motion to Adopt CEQA Findings the proposed project.
 Preliminary Recommendation: Approve Draft Motion
 (Proposed for Continuance to August 4, 2005)
5. 2003.0029X (M. SNYDER; (415) 5756891)
425 FIRST STREET (AKA ONE RINCON HILL) - southeast corner of First Street and Harrison Street, currently occupied by the Bank of America Office Building and Clock Tower, Lot 1, 9, and 15 in Assessor's Block 3765 - **Request under Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and an exception to allow greater than one parking space for every two units, as well as to allow a portion of the parking garage above grade. The subject property is located in a Rincon Hill Downtown Residential District and a 45/550-R and a 45/450-R Height and Bulk District. The project is to demolish the existing office building, the Bank of America Office Building and Clock Tower, and construct a residential project that would consist of two towers reaching 550-feet and 450-feet (exclusive of mechanical penthouses) and townhouses that would align Harrison Street and First Street. The project would include approximately 709 dwelling units, 3,200 square feet of convenience retail, and 709 parking spaces (non-independently accessible).
 (Proposed for Continuance to August 4, 2005)
6. (L. AVERY: (415) 558-6407)
PLANNING COMMISSION RULES AND REGULATIONS - **Consideration of amendment** to Article IV, Sections 3 & 6 to address notice and voting; add a new Section 7 to address jurisdiction; and renumber remaining sections of Article IV.
 (Continued from Regular Meeting of June 16, 2005)
 (Proposed for Continuance to August 4, 2005)

7. 2004.1158D (B. FU: (415) 558-6613)
877 CAROLINA STREET - east side between 20th and 22nd Streets; Lot 026 in Assessor's Block 4097 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.16.9070 proposing to construct an one-story vertical addition to the existing one-story over garage single-family dwelling, within a RH-2 (Residential House, Two-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project as proposed.
(Continued from Regular Meeting of July 7, 2005)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - Draft Minutes of June 9, 2005.
9. Commission Comments/Questions

C. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

12. 2003.1210ECK (M. SNYDER: (415) 575-6891)
5600 THIRD STREET - the block bounded by Third Street, Bancroft Avenue, Mendell Street, and Armstrong Avenue, Lot 3, 5, 6, 7, 8, 9, and 11 in Assessor's Block 5421 - **Request for a determination regarding the significance of net new shadow** on Bayview Playground caused by the construction of a proposed five-story, 50-foot-high mixed-use building.
Preliminary Recommendation: Determination that the net new shadow will not be significant or adverse.
(Continued from Regular Meeting of June 2, 2005)
13. 2005.0432C (M. LI: (415) 558-6396)
2237 MASON STREET - west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0051 - **Request for Conditional Use** authorization to relocate a full-service restaurant and bar (dba "Fior d'Italia") of approximately 5,400 square feet to a vacant ground-floor commercial space. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. There will be no physical expansion of the existing

building or commercial space. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

14. 2004.1118C (B. FU: (415) 558-6613)
1075 EVANS AVENUE - west side of Hunters Point Blvd., Lot 005, Assessor's Block 4603A - **Request for Conditional Use** authorization under Planning Code Sections 711.83 and 790.80 to install a wireless telecommunications facility consisting of 2 panel antennas on an existing 89-foot lattice tower and related equipment on the ground as part of Nextel Communications' wireless telecommunications network on a Location Preference 1 (Preferred Location - Publicly-used structures) site within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 7, 2005)
Preliminary Recommendation: Approval with conditions
15. 2005.0171D (D. SIDER: (415) 558-6697)
130 TOWNSEND STREET - west corner of Stanford Street (parallel to and between 2nd and 3rd Streets), Lot 008 in Assessor's Block 3788 - **Mandatory Discretionary Review** of Building Permit Application Number 2005.05.24.3339 and Miscellaneous Permit Application Number MB0500372 (a Zoning Referral from the California Department of Alcoholic Beverage Control [ABC]) which would change the use of a vacant approximately 6,300 square foot single story building to (1) an approximately 3,800 square foot full-service restaurant/bar (DBA "Tres Agaves") which would sell alcoholic beverages for consumption on-site and (2) an approximately 2,500 square foot art gallery. No physical expansion or increase in exterior dimensions of the existing building is proposed. Planning Commission Resolution Number 14844 requires a Discretionary Review hearing for all projects which involve a new or relocated liquor license or bar within the proposed Ballpark Vicinity Special Use District (BVSUD). The property is located in an SSO (Service / Secondary Office) District, the proposed BVSUD, the South End Historic District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review in order to approve the project as proposed along with a 'good-neighbor' NSR

F. REGULAR CALENDAR

- 16a. 2004.0274CV (W. HASTIE: (415) 558-6381)
310 TOWNSEND STREET - north side, between 4th and 5th Streets; Assessor's Block 3786, Lot 13 - **Request for Conditional Use** Authorization to convert an historic office building into 45 dwelling units, per Section 818.14 of the Planning Code. The property is located within an SSO (Service/Secondary Office) District with a 65-X Height and Bulk limit. The Zoning Administrator will hear a related rear yard modification, open space and exposure variance request.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of July 7, 2005)
- 16b. 2004.0274CV (W. HASTIE: (415) 558-6381)
310 TOWNSEND STREET - north side, between 4th and 5th Streets; Assessor's Block 3786, Lot 13 - **Request for Rear Yard Modification**, pursuant to Code Sections 134(e) and 307(g), for an exception to the rear yard requirement for the proposed dwelling units because the existing building has full lot coverage. The project also seeks variances from the open space and exposure requirements, pursuant to Code Sections 135, 140 and 305. The proposed project is the subject of a Conditional Use hearing as described

above. The property is located within an SSO (Service/Secondary Office) District with a 65-X Height and Bulk limit.

(Continued from Regular Meeting of July 7, 2005)

- 17a. 2005.0463CV (R. CRAWFORD: (415) 558-6358)
399 BUENA VISTA AVENUE EAST (AKA BUENA VISTA MANOR HOUSE) - south side (between Park Hill Avenue and Upper Terrace, Assessor's Block 2607 Lot 099) - **Request under Planning Code Sections 209.3(b) for Conditional Use** Authorization to expand an existing residential care facility. The Project will add a sunroom of approximately 228 square feet and expand the existing deck from 125 square feet to approximately 273 square feet, at the rear near the southwest corner of the building. This project lies within an RH-2 (Residential House, Two Family) District and within the 80-E Height and Bulk Districts.
Preliminary Recommendation: Approval with Conditions
- 17b. 2005.0463CV (R. CRAWFORD: (415) 558-6358)
399 BUENA VISTA AVENUE EAST (AKA BUENA VISTA MANOR HOUSE) - north side (between Park Hill Avenue and Upper Terrace, Assessor's Block 2607 Lot 099) - **Request for a Variance** from Planning Code Section 134, Rear Yards, for a 6 foot rear yard where 55.8 feet are required, and Planning Code Section 188 to expand a non-complying structure. This project lies within an RH-2 (Residential House, Two Family) District and within the 80-E Height and Bulk Districts.
18. 2004.0220ECK (N. TURRELL: (415) 558-5994)
1840 WASHINGTON STREET - Assessor's Block 0599, Lot 008 - **Appeal of Preliminary Mitigated Negative Declaration** - The proposed project involves the construction of an approximately 45,043-gross-square-foot (gsf), eight-story, 80-foot-high residential building, which would include about 31,763 gsf of residential use (26 dwelling units), and 13,280 gsf of parking (34 off-street parking spaces). The proposed project would also include the demolition of an existing 7,500 gsf, one-story-plus-mezzanine building formerly occupied by Teevan Restoration. The approximately 7,021-square-foot (sf) project site is located mid-block on the north side of Washington Street between Van Ness Avenue and Franklin Street. The site is zoned RC-4 (Residential-Commercial Combined High Density) District and is in the Van Ness Special Use District, and an 80-D height and bulk district. The proposed project would require conditional use authorization for new construction exceeding 40 feet in height in a residential district.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of May 12, 2005)
19. 2004.0220CEK (G. CABREROS: (415) 558-6169)
1840 WASHINGTON STREET - north side between Van Ness Avenue and Franklin Street; Lot 008 in Assessor's Block 0599 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 253 and 303 to allow construction of a building more than 40 feet in height in a residential district. The project proposes demolition of a one-story commercial building and new construction of an 80-foot tall, 26-unit residential building with 34 parking spaces in an RC-4 (Residential, Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
20. 2005.0458Z (D. SIDER: (415) 558-6697)
CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP and changing the use classification of two lots at the intersection of 18th and Sanchez Streets from RH-3 (Residential, House, Three-Family District) to NC-1 (Neighborhood Commercial Cluster District) and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. The subject properties are Assessor's Block 3581,

Lot 087 and Block 3584, Lot 001 which are located at the northwest and southwest corners of the intersection, respectively.
Preliminary Recommendation: Approval

21. 2005.0345T (P. LORD: (415) 558-6311)
NORTH BEACH NCD USE SIZE LIMITATIONS - Consideration of an Ordinance amending San Francisco Planning Code by amending sections 121.2, 178, 186.1, 722.21 and 722.46 concerning use size limitations and their relationship to subsequent new uses in the North Beach Neighborhood Commercial District; to amend sections 186.2, 604 and 722.42 to address antiquated provisions concerning specified signs and uses in the North Beach Neighborhood Commercial District; to amend 722.10 to delete provisions superseded by Ordinance No. 20-88; and to make conforming changes to the chart titled "Specific Provisions for the North Beach Neighborhood Commercial District" in Section 722; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of June 16, 2005)
22. 2004.1162D (R. CRAWFORD: (415) 558-6858)
266-272 CUMBERLAND STREET - North side between Church and Sanchez Streets, Assessor's Block 3600 Lot 076 - **Request for Discretionary Review** of Building Permit Application No.2004 0809 1048 to construct a one story vertical addition to the existing three story building, in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review, disapprove the vertical addition and allow interior modifications as proposed.
23. 2004.0196D (R. CRAWFORD: (415) 558-6358)
101 POPPY LANE - north side past Diamond Street. Assessor's Block 6713 Lot 056 - **Request for Discretionary Review** of Building Permit Application No.2004 0915 4254 to construct new three story, single family dwelling on a vacant interior lot, in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and modify the project.
24. 2005.0185D (M. WOODS: (415) 558-6315)
1865 CLAY STREET - south side between Franklin Street and Van Ness Avenue; Lot 008 in Assessor's Block 0623 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.11.17.9505S, proposing to convert the building's authorized use from eight dwelling units to six dwelling units in an RM-3 (Residential Mixed, Medium Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications, specifically, maintaining the ground floor two-bedroom unit and eliminating the second floor studio/guest room unit.
(Continued from Regular Meeting of June 23, 2005)
25. 2005.0375D (I. WILSON: (415) 558-6163)
1122 GREEN STREET - north side between Leavenworth and Hyde Streets, lot 006 in Assessor's Block 0122 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.28.9990, proposing to 1) enlarge the garage (previously approved but not yet constructed) internally to accommodate three cars, 2) remove and reconfigure (replace) the exterior front stairs, 3) make several minor modifications to portions of the front and side facades, and 4) remodel portions of the interior of the building, primarily the lower floor apartment, of a three-family dwelling in an RH-3

(Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal would result in the creation of three off-street parking spaces.

Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued from Regular Meeting of June 16, 2005)

26. 2004.1161D (K. MCGEE: (415) 558-6367)
1060 GILMAN AVENUE - north side between Hawes and Griffith Streets; Lot 014 in Assessor's Block 4937 - **Request for Discretionary Review** of Permit Application No. 2004.03.03.7628, proposing to construct a three-story single-family dwelling on the existing vacant lot. The subject property is located in a RH-1 (Residential, House, Single-Family District) and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of July 7, 2005)
- 27a. 2004.0130CV (J. MILLER: (415) 558-6344)
1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - **Request for Conditional Use** authorization for, use size in excess of 3,000 square feet for a music training facility ("Music City"), with a Full-Service Restaurant and Bar with live entertainment, also requiring a Variance for off-street parking and usable open space for an upper-floor group-housing use.
Preliminary Recommendation: Approval with Conditions
NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the Project Sponsor to continue discussing issues with neighbors. Public comment remained open.
NOTE: On September 23, 2004, without a hearing, the item was continued to October 28, 2004.
NOTE: On October 28, 2004, without a hearing, the item was continued to November 18, 2004.
NOTE: On November 18, 2004, the Commission entertained a motion of intent to disapprove by a vote +6-0. Commissioner William Lee was absent. Final Language: December 9, 2004.
NOTE: On December 9, 2004, Commission tabled the item at the call of the Chair. Item to be re-noticed for a new hearing at a (non-specific) later date.
(Continued from Regular Meeting of June 23, 2005)
- 27b. 2002.0130CV (J. MILLER: (415) 558-6344)
1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - **Off-Street Parking and Usable Open Space Variances** sought in conjunction with the conversion of existing tourist hotel rooms to group housing (residential hotel rooms) and for a Full-service Restaurant and Bar and music training facility ("Music City") with no off-street parking and no outdoor open area.
NOTE: On July 22, 2004, following public testimony, the Acting Zoning Administrator continued the matter to September 23, 2004.
Public comment remained open.
NOTE: On September 23, 2004, without a hearing, the item was continued to October 28, 2004.
NOTE: On October 28, 2004, without a hearing, the item was continued to November 18, 2004.
NOTE: On November 18, 2004, the Zoning Administrator closed the Public Hearing with an intent to disapprove the Variance.

**NOTE: On December 9, 2004, the Zoning Administrator tabled the matter indefinitely. Item to be re-noticed for a new hearing at a (non-specific) later date.
(Continued from Regular Meeting of June 23, 2005)**

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

JUL 18 2005

SAN FRANCISCO
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SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 21, 2005
12:00 PM

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

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COMMUNICATIONS

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12:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information which a majority deems to be in the public interest.

Adjournment:



JUL 18 2005

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 21, 2005

1:30 PM

Regular Meeting

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0527D (G. CABREROS: (415) 558-6169)
1847 SCOTT STREET - west side between Pine and Bush Streets; Lot 003 in Assessor's Block 1050 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.17.5059, proposing to add two stories to an existing two-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Preliminary Recommendation: Pending)
(Proposed for Continuance to August 11, 2005)
2. 2004.0916L (M. SNYDER: (415) 575-6891)
900 INNES AVENUE - northeast side between Griffith and Winters Point Boulevard. Assessor's Block 4646 and Lot 007 - **Request for Landmark Designation** under Planning Code Sections 1004.1, 1004.2 as City Landmark No. 250. The subject property is within an NC-2 (Neighborhood Commercial - Small Scale) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of July 7, 2005)
(Proposed for Continuance to August 11, 2005)
3. 2002.0449E (T. CHAN: (415) 558-5982)
375 FREMONT STREET - **Certification of a Final Environmental Impact Report:** Subsequent to the publication of the Draft EIR, the project sponsor identified a new preferred alternative similar to Alternative B presented in the Draft EIR. The preferred project, called Alternative D, is a 250-foot-tall, 28-story residential building of approximately 349,071 gross square feet (gsf) consisting of 225 dwelling units and about 217 underground parking spaces. One existing two-story building on the site, which totals approximately 46,500 gross square feet, would be demolished. The 375 Fremont Street Hjul. Building, constructed in 1929, is a listed in four local surveys containing buildings that could be considered historic resources. The project site is located about mid-block on the eastern side of Fremont Street in the block bounded by Folsom, Fremont, Harrison, and Beale Streets. Vehicular access to the parking garage would be from Fremont Street on the northern side of the building. Pedestrian access would be from a lobby facing Fremont Street. The site is within the RC-4 (Residential/Commercial High-Density) district, and a 250-R height/bulk district. This site is within the newly adopted Rincon Hill Downtown Residential (DTR) District, which is awaiting final adoption by the Board of Supervisors. Should the Board of Supervisor adopt the propose Rincon Hill DTR, the proposed project would be in the new 85/400-R height and bulk district.
Preliminary Recommendation: Certify the Final Environmental Impact Report. Note: The public review period for the Draft Environmental Impact Report ended at 5:00 pm, January 6, 2005. The Planning Commission does not conduct public review of Final

EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Proposed for Continuance to September 1, 2005)

4. 2004.1078D (J. PURVIS: (415) 558-6354)
2417 BRYANT STREET - east side south of 22nd Street; Lot 023 in Assessor's Block 4151 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.27.7308 proposing the addition of two full floors for two additional dwelling units to an existing single-family dwelling in an RM-1 (Residential, Mixed, Low-Density) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Revisions.
(Continued from Regular Meeting of June 16, 2005)
(Proposed for Continuance to September 1, 2005)
- 5a. 2004.1106CV (J. PURVIS: (415) 558-6354)
1360-1364 STEVENSON STREET - west side between McCoppin and Duboce Streets; Lot 073 in Assessor's Block 3513 - **Request for Conditional Use Authorization** under Planning Code Section 215(a) to construct a four-story, five-unit residential building on a vacant lot within the C-M (Heavy Commercial) District. A Rear Yard Variance is also sought and will be heard by the Zoning Administrator following the hearing on the Conditional Use. The site is within the C-M District, and a 105-E Height and Bulk District.
Preliminary Recommendation: Approve with Conditions.
(Continued from Regular Meeting of June 23, 2005)
(Proposed for Continuance to September 1, 2005)
- 5b. 2004.1106CV (J. PURVIS: (415) 558-6354)
1360-1364 STEVENSON STREET - west side between McCoppin and Duboce Streets; Lot 073 in Assessor's Block 3513 - **Request for a Rear Yard Variance** under Section 134(a) of the Planning Code to provide rear yard open space within an inner court and a rear setback as part of the construction of a four-story, five-unit residential building on a vacant lot within the C-M (Heavy Commercial) District and a 105-E Height and Bulk District.
(Proposed for Continuance to September 1, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2005.0524T (D. SIDER: (415) 558-6697)
Consideration of an Ordinance [Board of Supervisors File Number 050829] which would amend the Planning Code by adding Section 166 to require that new public-serving establishments and substantially renovated public-serving establishments install baby diaper-changing accommodations and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval

F. REGULAR CALENDAR

- 10a. 2004.1234D (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2004.07.23.9615, proposing the demolition of a one-story-over-garage, single-family dwelling in an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Take DR and Disapprove the Demolition.
(Continued from Regular Meeting of June 9, 2005)
- 10b. 2005.0148DDV (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Neighbor-Initiated Discretionary Review and Mandatory Discretionary Review** under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2004.07.23.9619 proposing the construction of a three-story-over-garage, three-family dwelling in an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Take DR and Disapprove the Replacement Building.
(Continued from Regular Meeting of June 9, 2005)
- 10c. 2005.0148DDV (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Front Setback Variance** under Section 132 of the Planning Code to construct a three-story-over-garage, three-family dwelling within 6.5 feet of the front property line, whereas a 15-foot setback would be required under Section 132. The property is within an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District.
(Continued from Regular Meeting of June 9, 2005)
- 11a. 2004.1064D (J. PURVIS: (415) 558-6354)
3011 20TH STREET - south side between Alabama and Florida Streets; Lot 038 in Assessor's Block 4085 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2004.11.04.8582, proposing the demolition of a one-story-over-

garage, single-family dwelling in an RM-1 (Residential, Mixed, Low-Density) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary review and Approve the Demolition.

- 11b. 2005.0271D (J. PURVIS: (415) 558-6354)
3011 20TH STREET - south side between Alabama and Florida Streets; Lot 038 in Assessor's Block 4085 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2004.11.04.8587 proposing the construction of a three-story-over-garage, three-family dwelling in an RM-1 (Residential, Mixed, Low-Density) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve the Replacement Building.
12. 2005.0380D (S. VELLVE: (415) 558-6263)
2733 LOMBARD STREET - south side between Baker and Lyon Streets, Lot 024 in Assessor's Block 0940 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.07.2807 to change the ground-floor use of a mixed-use building from personal service (Super Hair), to a full-service restaurant (Sho) located in an NC-2 (Small-Scale Neighborhood Commercial) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve the Proposal as submitted.
13. 2002.0532DDDD (R. CRAWFORD: (415) 558-6358)
567 SANCHEZ STREET - east side between 19th and Hancock Streets. Assessor's Block 3585 Lot 032 - **Request for Discretionary Review** of Building Permit Application No. 2005 0418 0216, for revisions to previously approved plans and permit for a new 4-story (three over garage) one-family dwelling in an RH-3 (Residential House, 3 Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the Permit.
- 14a. 2005.0220CD (M. SNYDER: (415) 575-6891)
748 INNES AVENUE - east side of Innes Avenue between Fitch and Earl, Lot 005A in Assessor's Block 4644 - **Request for Conditional Use** authorization to allow a message establishment under Planning Code Sections 711.54 and 790.60, in a tenant space of a mixed-use building that is currently being proposed for the vacant site. The project also requires Conditional Use for another of the building's proposed uses, a health spa (defined as personal service per Planning Cod Section 790.116) that would be approximately 5,400 gross square feet; it requires Conditional Use authorization under Planning Code Sections 711.21 and 790.130 for being larger than 4,000 square feet. The subject property is within an NC-2 (Neighborhood Commercial, Small-Scale) District, a 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions.
- 14b. 2005.0220CD (M. SNYDER: (415) 575-6891)
748 INNES AVENUE - east side of Innes Avenue between Fitch and Earl, Lot 005A in Assessor's Block 4644 - **Request for Discretionary Review** of Building Permit Application No. 2004.12.23.2066 proposing to make design changes for a previously approved permit that would include extending the second and third floors out further to the rear, establishing three additional dwelling units for a total of six dwelling units, and reconfiguring the proposed uses on the second floor and the basement floor. The

property is within an NC-2 (Neighborhood Commercial, Small-scale) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and Approve Project as proposed.

- 15a. 2002.1263CV (M. SNYDER: (415) 575-6891)
333 FREMONT STREET (a.k.a. 329-349 FREMONT STREET) - east side between Folsom Street and Harrison Street, Lot 019 in Assessor's Block 3747 - **Informational Presentation to the Planning Commission** of the final design for the proposed project approved under Case No. 2002.1263C and Planning Commission Motion No. 17044. Pursuant to Condition No. 5 on the Conditions of Approval, the final design is not to be approved until an informational presentation is made to the Planning Commission. The subject property is within an RC-4 (Residential-Commercial Combine, High Density) District, a Rincon Hill Residential Special Use Sub-district, and a 200-R Height and Bulk District.
- 15b. 2002.1263CV (M. SNYDER: (415) 575-6891)
333 FREMONT STREET (a.k.a. 329-349 FREMONT STREET) - east side between Folsom Street and Harrison Street, Lot 019 in Assessor's Block 3747 - **Request for Variances** from the Planning Code requirements for dwelling unit exposure (Planning Code Section 140), upper story setback (Planning Code Section 249.1(c)(3)), and open space (Planning Code Section 249.1(c)(4)(A)). The subject property is within an RC-4 (Residential-Commercial Combined High Density) District, a Rincon Hill Residential Special Use Sub-district, and a 200-R Height and Bulk District. This site is within the newly adopted Rincon Hill Downtown Residential (DTR) District and is awaiting final adoption by the Board of Supervisors. Should the Board of Supervisors adopt the proposed Rincon Hill DTR, the proposed project would be in the new 85/250-R height and bulk district.
- 16a. 2005.0129CV (M. WOODS: (415) 558-6315)
3640 SACRAMENTO STREET - north side between Locust and Spruce Streets; Lot 010, in Assessor's Block 1011 - **Request for Conditional Use** authorization under Planning Code Sections 121.2, 178, 303, 724.21 and 724.42 to allow a use size that exceeds 2,499 square feet by legalizing the expanded use size of an existing full-service restaurant (most recently occupied by La Table) and allowing the further expansion of the full-service restaurant space into an adjacent retail space (currently occupied by Kimberly Bragg Interior Design) for a total use size of approximately 6,300 square feet. The site is within the Sacramento Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 7, 2005)
- 16b. 2005.0129CV (M. WOODS: (415) 558-6315)
3640 SACRAMENTO STREET - north side between Locust and Spruce Streets; Lot 010, in Assessor's Block 1011 - **Request for Off-Street Parking Variance**. Planning Code Section 151 requires one off-street parking space per 200 square feet of occupied floor area, when the occupied floor area exceeds 5,000 square feet. The parking requirement for the proposed project is 31 spaces. However, based on a parking credit of 20 spaces for the existing building, the Variance application is for the 11-space deficit. The project is proposing zero spaces. The application for Variance will be considered by the Zoning Administrator, following the Conditional Use hearing described above.

17. 2003.0410E (B. WYCKO: (415) 558-5972)
3575 GEARY BOULEVARD INSTITUTE ON AGING SENIOR HEALTH SERVICES FACILITY & AFFORDABLE SENIOR HOUSING PROJECT - Hearing on Draft Environmental Impact Report - The project site is at 3575 Geary Boulevard between Arguello Boulevard and Stanyan Street in Assessor's Block 1083, Lot 2 and Assessor's Block 1084, Lot 4. The site is zoned NC-3 (Moderate-Scale Neighborhood Commercial) District and is in an 80-A Height and Bulk District. The project sponsor proposes to develop a senior health services facility and 30 supportive housing units for independent seniors, to be operated by the Institute on Aging (IOA), as well as an additional 120 affordable senior dwelling units, built by BRIDGE Housing. These uses would operate in a new six-story building totaling 177,600 gross square feet (gsf), with 122,140 gsf used for the senior supportive housing units and affordable senior housing units and 55,450 gsf for IOA senior health services and office space. On the sloped project site, the new building would be up to 72 feet in height along Geary Boulevard and up to 59.5 feet in height along its frontage at Almaden Court. The first floor of the building, a portion of the second floor and a portion of one below-grade level of space would be devoted to IOA's offices, senior health services facilities, and meeting space. The proposed senior health services facilities would consolidate, replace, and expand similar existing IOA operations in the area. The upper four stories would provide a total of 120 studio, one- and two-bedroom units affordable to seniors earning up to 50 percent of area median income and 30 group housing/transitional senior housing units. A one-level, 27,732-gsf, underground parking garage with 67 spaces would be provided for use by IOA staff, service providers, and residents. The existing single-screen, 33,000 gsf Coronet Theater, and an adjacent surface parking lot with 93 parking spaces, would be demolished to accommodate the project. The project would require a conditional use authorization, authorization as a Planned Unit Development (PUD), and approvals by the Department of Public Works and Department of Parking and Transportation.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place DOCUMENTS DEPT.

Thursday, July 28, 2005
1:00 PM

JUL 25 2005
SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell;
Kevin Hughes; William L. Lee;
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A. SPECIAL CALENDAR

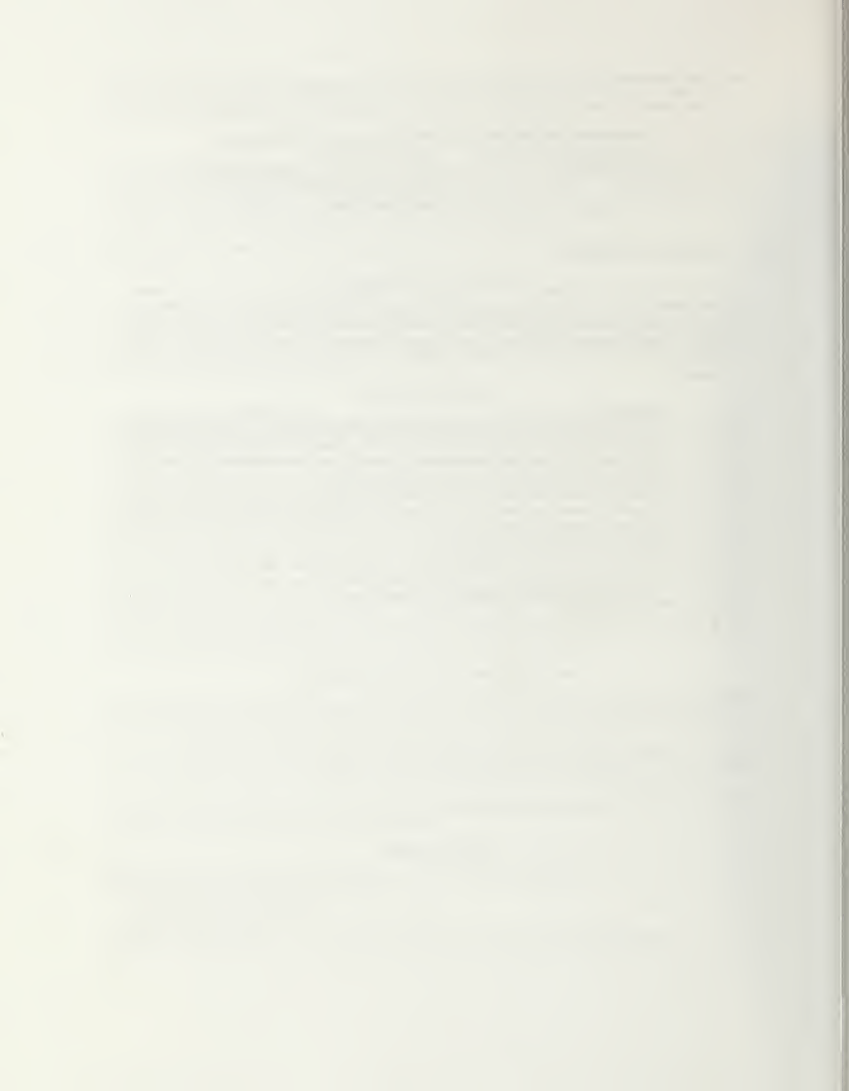
The Planning Commission will open the hearing on this item for an information presentation and to take public comment for approximately 30 minutes. The Planning Commission will not adjourn this Special Meeting on July 28, 2005, but will continue the item. Public comment will remain open. The Commission will not take any action on the item on July 28, 2005, but may act to approve or disapprove the ordinance at a future hearing.

2005.0524T (D. SIDER: (415) 558-6697)
BETTER NEIGHBORHOODS PLUS TEXT AMENDMENTS - Consideration of an Ordinance [Board of Supervisors File Number 050601] which would establish a "Better Neighborhoods Planning and Implementation Process" by (a) adding Chapter 36 to the Administrative Code in order to set forth uniform procedures for developing comprehensive neighborhood plans, (b) amending Administrative Code Section 3.4 to provide for integrated budget documents, and (c) adding Section 312A to the Planning Code regarding discretionary review for projects located within plan areas.

Preliminary Recommendation: Commission Holds Public Hearing

(Continued from Regular Meeting of July 14, 2005)

THIS IS AN INFORMATIONAL HEARING ONLY.



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 28, 2005

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 25 2005

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PUBLIC LIBRARY

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
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2:00
0 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0672EC (I. NISHIMURA: (415) 558-5967)
5800 THIRD STREET RESIDENTIAL AND COMMERCIAL MIXED-USE PROJECT -

Appeals of Preliminary Mitigated Negative Declaration - The proposed project would consist of construction of a residential and commercial mixed-use development after demolition of a defunct bottling plant facility at 5800 Third Street (Assessor's Block 5431A, Lot 001), at the southwest corner of Third Street and Carroll Avenue in the Bayview neighborhood. The project would include 355 multi-family residential units in four buildings, 13,000 gross square feet (gsf) of ground floor retail space in two of the buildings that would be along Third Street, and 379 off-street parking spaces in the four buildings. The four buildings would total 641,920 gsf in size, ranging in height from 50 to 60 feet tall (four to five stories) and would be built around a central plaza and a private driveway with two visitor loading spaces, with access from Carroll Avenue. Sixteen surface parking spaces for the retail uses would be provided on the south side of the project site, with access provided from a right-turn-only driveway on Third Street at the southern boundary of the site. Twenty surface parking spaces for visitors would be provided along the central private driveway. Currently, the 5.75-acre site is occupied by a three-story, 103,000-gsf closed Coca-Cola bottling plant constructed in 1966, which would be demolished. Current use of the site is temporary parking of moving company trucks and charter buses. The site is within an M-1 (Light Industrial) District, the Third Street Special Use District (SUD), a 65-J Height and Bulk District, and the proposed Bayview Hunters Point Redevelopment Projects and Zoning Health Center Activity Node. The project would require Conditional Use Authorization for a Planned Unit Development and for residential uses in an M-1 District by the Planning Commission, which is a public hearing process.

(Continued from Regular Meeting of July 7, 2005)
(Proposed for Continuance to August 11, 2005)

2. 2003.0672C (M. SNYDER: (415) 575-6891)
5800 THIRD STREET - currently occupied by the vacant Coca Cola facility, southwest corner of Third Street and Carroll Avenue, Lot 001 in Assessor's Block 5431A - **Request for Conditional Use** authorization to allow dwelling units in an M-1 District. Under Planning Code Sections 303 and to allow a Planned Unit Development under Planning Code Section 304. Exceptions to the limitation on density (Planning Code Section 215) and the rear yard requirement (Planning Code Section 134) are being requested under the Planned Unit Development. The subject property is within an M-1 (light Industrial) District, the Third Street Special Use District, and a 65-J Height and Bulk District.
(Continued from Regular Meeting of July 21, 2005)
(Proposed for Continuance to August 11, 2005)

- 3a. 2005.0626D (J. PURVIS: (415) 558-6354)
3350 20TH STREET - northwest corner of 20th and Shotwell Streets; Lot 015 in Assessor's Block 3594 - **Request for Discretionary Review** of Demolition Permit

Application No. 2004.11.19.9724 to demolish a one-story Quonset hut used as a artist's live-work studio, and replace it with a mixed-use building with six dwelling units over garage and commercial space in an NC-2 (Small-Scale Neighborhood Commercial) Use District and a 50-X Height and Bulk District.

Preliminary Recommendation: Do Not Take DR and Approve the Demolition.

(Continued from Regular Meeting of July 7, 2005)

(Proposed for Continuance to August 4, 2005)

- 3b. 2004.1022D (J. PURVIS: (415) 558-6354)
3350 20TH STREET – northwest corner of 20th and Shotwell Streets; Lot 015 in Assessor's Block 3594 – **Request for Discretionary Review** of Building Permit Application No. 2004.11.19.9736 to build a five-story building with six dwelling units over garage and commercial space following demolition of a commercial live/work studio in an NC-2 (Small-Scale Neighborhood Commercial) Use District and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and Approve the New Construction.

(Continued from Regular Meeting of July 7, 2005)

(Proposed for Continuance to August 4, 2005)

4. 2005.0459T (D. SIDER: (415) 558-6697)
PLANNING CODE SECTION 260 AMENDMENTS - **Consideration of an Ordinance amending San Francisco Planning Code by amending section 260 to increase the height exemption for elevator penthouses from 10 to 16 feet**, to allow the Zoning Administrator to grant further exemptions for buildings with height limits of more than 65 feet where such an exemption is required to meet state or federal laws or regulations; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Approval with Modifications

(Continued from Regular Meeting of June 23, 2005)

NOTE: On June 16, 2005, following public testimony, the Commission closed the public hearing, and continued the matter to June 23, 2005 by vote +6 -0. Commissioner William Lee was absent. Public hearing remains open for any new information.

(Proposed for Continuance to August 4, 2005)

- 5a. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Conditional Use** authorization pursuant to Sections 209.1 and 228.3 of the Planning Code to convert a service station use to residential use and to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now vacant. This project is also seeking a Variance from the Planning Code, and is the subject of a request for Discretionary Review.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 23, 2005)

(Proposed for Continuance to August 4, 2005)

- 5b. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2003.04.25.3201, proposing to construct an approximately 40-foot tall, 4-

story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. This project is also seeking a Variance from the Planning Code, and requires Conditional Use authorization.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of June 23, 2005)

(Proposed for Continuance to August 4, 2005)

- 5c. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Variance** from the rear yard requirements of Planning Code Section 134. The proposal is to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. A Variance is required to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior corner of the lot of approximately 1,480 square feet. This project also requires Conditional Use authorization, and is the subject of a request for Discretionary Review.
(Proposed for Continuance to August 4, 2005)
6. 2004.0545DDDDD (S. VELLVE: (415) 558-6263)
2707 LARKIN STREET - west side between Chestnut and Francisco Streets; Lot 003 in Assessor's Block 0477 - **Requests for Discretionary Review** of Building Permit Application No. 2003.06.22.7592 proposing to construct a one-story vertical addition above an existing three-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 1, 2005)
- 7a. 2004.1266CDZ (S. VELLVE: (415) 558-6263)
301-323 - 14TH AVENUE (AKA 1301 CLEMENT STREET) - southwest corner of 14th Avenue and Clement Street, Lot 054 (formerly Lots 001, 004, 006, 053) in Assessor's Block 1446: **Request for Conditional Use authorization for a Planned Unit Development (PUD)** pursuant to Planning Code Sections 209.3 and 304 to demolish two religious institutional structures (Congregation Beth Sholom), and the construction of a new 24,000-square foot, 40-foot high synagogue structure, requiring exceptions to the Planning Code's rear yard, front setback and parking requirements.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 1, 2005)
- 7b. 2004.1266CDZ (S. VELLVE: (415) 558-6263)
323 - 14TH AVENUE - west side between Clement Street and Geary Boulevard, Lot 054 (formerly Lots 001, 004, 006, 053) in Assessor's Block 1446 - **Mandatory Discretionary Review** under the Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2005.06.15.5144, proposing to demolish a 3-story, single-family structure currently used as a meditation center within an RH-3 (House, Three Family) Use District and a 40-X Height and Bulk District. The structure will be replaced by a new structure for Congregation Beth Sholom.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 1, 2005)

- 7c. 2004.1266CDZ (S. VELLVE: (415) 558-6263)
301-323 – 14TH AVENUE - southwest corner of 14th Avenue and Clement Street, Lot 054 (formerly Lots 001, 004, 006, 053) in Assessor's Block 1446 - **Request for Zoning Reclassification** to abolish a 35-foot long, 10-foot deep legislated front setback along the southeastern portion of the lot (formerly Lots 004 and 006) pursuant to Planning Code Sections 131 and 302. The elimination of the setback is being sought to allow construction of the new Beth Sholom Synagogue to the front property line. *(An alteration to Block Book Map # 1446 in Volume 12 will graphically reflect the change, rather than the Zoning Map as indicated in previous notices).*
Preliminary Recommendation: Pending
(Proposed for Continuance to September 1, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2004.0533C (J. PURVIS: (415) 558-6354)
737 TEHAMA STREET - south side between 8th and 9th Streets; Lot 065 in Assessor's Block 3729 - **Request for Conditional Use** Authorization under Planning Code Section 803.5(b) to demolish a one-story, single-family dwelling and construct a four-story-over-garage, three-family dwelling. The site is within the SLR (Service/Light Industrial/Residential) Mixed-Use District, a 50-X Height and Bulk District, and is within the Mixed-Use/Housing Zone under Planning Commission Resolution No. 16202, where maximum housing is encouraged.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 7, 2005)
12. 2005.0579C (M. SNYDER: (415) 575-6891)
1119 MISSION STREET - currently occupied by PAWS, south side between 7th Street and 8th Street, Lot 130 in Assessor's Block 3727 - **Request for Conditional Use** authorization to allow a change of use to "Institutions, Other - Assembly and Social Service" under Planning Code Sections 816.21 and 890.50(a) The subject property is within an SLR (Service/Light Industrial/Residential) District, and a 65-X Height and Bulk District. The

proposal is to make tenant improvements to the existing 5,000 square foot, two-story structure so that it could be used for Asian Pacific Islander Legal Outreach, a non-profit organization that provides community outreach services.

Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

- 13a. 2005.0106BCK (K. MCGEE: (415) 558-6367)
185 BERRY STREET - south side between 3rd and 4th Streets; Lot 005 in Assessor's Block 3803 (a.k.a. "China Basin Landing") - **Request for Conditional Use** Authorization under Planning Code Section 227(m) and 304 to construct a fourth and fifth floor vertical addition of approximately 45 feet as a Planned Unit Development including an exception from off-street parking requirements of Section 151. The two floors would accommodate 49,000 square feet for office space and 101,982 square feet for Research and Development space, intended for bioscience use. The site is within an M-2 (Heavy Industrial) Zoning District, and a 90-X Height and Bulk District and is within the Housing/Mixed Use policy area under Planning Commission Resolution No. 16727.
Preliminary Recommendation: Approval with Conditions
- 13b. 2005.0106BC (K. MCGEE: (415) 558-6367)
185 BERRY STREET - south side between 3rd and 4th Streets; Lot 005 in Assessor's Block 3803 (a.k.a. "China Basin Landing") - **Approval** by the Planning Commission of up to 49,000 square feet of Office Space under the annual allocation of small cap office space, pursuant to Planning Code Section 321. The project also includes a proposal for 101,982 square feet of Research and Development space all located in a new fourth and fifth floor of the Berry Building and intended for bioscience use. The site is within an M-2 (Heavy Industrial) Zoning District, and a 90-X Height and Bulk District and is within the Housing/Mixed-Use policy area under Planning Commission Resolution No. 16727.
Preliminary Recommendation: Approval with Conditions
14. 2000.1164E (P. MALTZER: (415) 558-5977)
1880 MISSION STREET - **Public Hearing to receive comments on the Draft Environmental Impact Report.** The project site on Assessor's Block 3547, on Lots 2A, 3, 4, and 29 is approximately 51,888 sf in size and contains two existing buildings containing warehouse use and printing plant with offices. The project site is located at 1880-1886 Mission Street at 15th Street (northwest corner) bordered by 14th Street to the north, Mission Street to the east, 15th Street to the south and Julian Street to the west, within the Mission District neighborhood. The project site is located in a Heavy Commercial (C-M) zoning district, within a 65-B/50-X Height and Bulk district, as well as the Mission District Interim Controls district. The proposal is to demolish the two existing buildings and construct one seven-story plus basement building containing 194 dwelling units, including 39 affordable units, and 8,536 square feet (sf) of retail space. The basement and ground floor levels would contain 181 parking spaces with ingress and egress from 15th Street. The proposed project would require conditional use authorization by the Planning Commission pursuant to San Francisco Planning Code Section 303.
NOTE: The Draft Environmental Impact Report (EIR) was published on June 25, 2005. This Planning Commission hearing is to receive comments on the adequacy, accuracy, objectivity and completeness of information in the Draft EIR. Written comments on the Draft EIR will be accepted at the Planning Department until 5:00 p.m. on Monday, August 1, 2005.

15. 2003.0347E (R. AHMADI: (415) 558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Public Hearing on Draft Environmental Impact Report: The project area is located in the central city neighborhoods along Market Street from about 9th Street to the east to Noe Street to the west, north along the former Central Freeway alignment at Turk Street, and south along Howard and Sixteenth Streets. The project site encompasses about 85 city blocks. The proposed neighborhood plan would reclassify the existing zoning from Residential (R), Neighborhood Commercial Districts (NCD's), Heavy Commercial (C-M), and Downtown General Commercial (C-3-G) Districts to Residential Transit Oriented (RTO), Neighborhood Commercial Transit (NCT), and Downtown Residential (DTR) Districts. It would also increase height limits in certain areas and reduce the existing height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
Note: Written comments will be received at the Planning Department until 5:00 p.m. on August 9th, 2005.
Preliminary Recommendation: No action required.

6:00 P.M.

G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

16. 2001.0062E (T. CHAN: (415) 558-5990)
491 BAYSHORE BOULEVARD - HOME DEPOT - Certification of a Final Environmental Impact Report - Subsequent to the publication of the Draft EIR the project sponsor identified a new preferred project. The revised project re-orientes the location of the parking garage and the store itself, so that the parking garage is located on the southern end of the project site and the store is located on the northern end of the project site, but the effects would be similar to those analyzed for the original project in the Draft EIR. The home improvement center would be approximately 153,089 square feet, the same size as the original project. The store would include approximately 95,600 square feet of retail on the main floor, approximately 37,700 square feet of retail on the second floor, approximately 9,900 square feet of enclosed greenhouse space, and approximately 9,900 square feet of open garden center space. The separate parking garage would consist of two levels plus rooftop parking, totaling approximately 247,800 square feet and would include 555 parking spaces.
The proposed project consists of demolition of two vacant buildings, totaling 107,346 square feet on this 5.73-acre site. The proposed buildings would be approximately 40 feet in height. Vehicular access to the parking garage would be from Bayshore Boulevard with secondary access on Loomis Street. The project is located within the Bayview Hunters Point neighborhood. The proposed project would not require a conditional use authorization, however a staff-initiated discretionary review is before the Planning Commission. The site is within the adopted Industrial Protection Zone (IPZ) Special Use District and is located in a M-1 (Light Industrial) zoning district and within a 65-J height and bulk district.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
NOTE: The public review period for the Draft Environmental Impact Report ended at 5:00 pm, July 11, 2005.

- 17a. 2001.0062U (M. SNYDER: (415) 575-6891)
491 BAYSHORE BOULEVARD - east side between Oakdale and Waterloo, Lots 8, 9, 11, 13, 15, 16, 18, 21, and 28 - **Appeal of initial determination** of the net floor area that would be subject to the Housing Requirement for Large-scale Development Projects (commonly referred to as the Jobs Linkage Housing Program) under Planning Code Section 313. Pursuant to Planning Code Section 313.4(b), the Planning Department issued a notice indicating that up to 48,000 square feet of net floor area would be subject to the Jobs Linkage Housing Requirement. An appeal has been filed under Planning Code Section 313(c) challenging that determination. The property is within an M-1 (Light Industrial) District, The Industrial Protection Zone Special Use District, and a 65-J Height and Bulk District.
 Preliminary Recommendation: Pending
- 17b. 2001.0062EDD (M. SNYDER: (415) 575-6891)
491 BAYSHORE BOULEVARD - east side between Oakdale and Waterloo, Lots 8, 9, 11, 13, 15, 16, 18, 21, and 28 - **Staff initiated and Requested Discretionary Review** of Building Permit Application No. 2001.04.09.6352 and Demolition Permit Nos. 2001.05.08.8645, 2001.05.08.8650, 2001.05.08.8655, 2001.05.08.8660, 2001.05.08.8663, to demolish existing retail and accessory structures equaling approximately 107,372 gross square feet and to construct a new building that would contain up to 155,500 square feet of retail use (inclusive of vestibules and other interior circulation) and up to 550 parking spaces for Home Depot. The building would be approximately 40-feet tall. The property is within an M-1 (Light Industrial) District, the Industrial Protection Zone Special Use District, and a 65-J Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve the project as modified, and with conditions.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 4, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

AUG 01 2005

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;

William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSIONERS' QUESTIONS AND MATTERS

1. Commission Comments/Questions

C. DIRECTOR'S REPORT

2. Director's Announcements
3. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

4. 2005.0433C (J. MILLER: (415) 558-6344)
1339 POLK STREET (A.K.A. 1331 POLK STREET) - west side between Austin and Pine Streets, Lot 002 in Assessor's Block 0667 - **Request for Conditional Use authorization** for a massage establishment (Planning Code Section 723.54) as a principal retail use, dba "Traditional Massage Therapy". The massage business would occupy a vacant ground floor commercial space, and no expansion of that existing space or building is proposed. The site is in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions

F. REGULAR CALENDAR

5. 2005.0459T (D. SIDER: (415) 558-6697)
PLANNING CODE SECTION 260 AMENDMENTS - **Consideration of an Ordinance amending San Francisco Planning Code by amending section 260 to increase the height exemption for elevator penthouses from 10 to 16 feet, to allow the Zoning**

Administrator to grant further exemptions for buildings with height limits of more than 65 feet where such an exemption is required to meet state or federal laws or regulations; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Approval with Modifications
(Continued from Regular Meeting of July 28, 2005)

NOTE: On June 16, 2005, following public testimony, the Commission closed the public hearing, and continued the matter to June 23, 2005 by vote +6 -0. Commissioner William Lee was absent. Public hearing remains open for any new information.

- 6a. 2005.0626D (J. PURVIS: (415) 558-6354)
3350 20TH STREET - northwest corner of 20th and Shotwell Streets; Lot 015 in Assessor's Block 3594 - **Request for Discretionary Review** of Demolition Permit Application No. 2004.11.19.9724 to demolish a one-story Quonset hut used as a artist's live-work studio, and replace it with a mixed-use building with six dwelling units over garage and commercial space in an NC-2 (Small-Scale Neighborhood Commercial) Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do Not Take DR and Approve the Demolition.
(Continued from Regular Meeting of July 28, 2005)
- 6b. 2004.1022D (J. PURVIS: (415) 558-6354)
3350 20TH STREET - northwest corner of 20th and Shotwell Streets; Lot 015 in Assessor's Block 3594 - **Request for Discretionary Review** of Building Permit Application No. 2004.11.19.9736 to build a five-story building with six dwelling units over garage and commercial space following demolition of a commercial live/work studio in an NC-2 (Small-Scale Neighborhood Commercial) Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve the New Construction.
(Continued from Regular Meeting of July 28, 2005)
7. 2004.0136D (E. TOPE: (415) 558-6316)
1725 LAKE STREET - south side between 18th and 19th Avenues; Lot 035 in Assessor's Block 1378 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.26.3995, proposing to construct a third story and a mezzanine (partial fourth story within a sloped roof) addition to an existing two-story single-family house in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 8a. 2005.0071D (T. WANG: (415) 558-6335)
179 SADOWA STREET - south side between Capitol and Plymouth Avenues; Lot 032 in Assessor's Block 7138 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application Nos. 2003.12.29.3124, 2003.12.29.3125 and 2003.12.29.3124 proposing to demolish a single-family dwelling, an independent garage structure and a greenhouse in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the residential demolition permits.
- 8b. 2005.0072D (T. WANG: (415) 558-6335)
179 SADOWA STREET - south side between Capitol and Plymouth Avenues; Lot 032 in Assessor's Block 7138 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of the replacement structures in association with

residential demolition, of Building Permit Application No. 2003.12.29.3123, proposing to subdivide the lot into two lots and construct a two-story, single-family dwelling on one of the two lots in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

- 8c. 2005.0073D (T.WANG: (415) 558-6335)
183 SADOWA STREET - south side between Capitol and Plymouth Avenues; Lot 032 in Assessor's Block 7138 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of the replacement structures in association with residential demolition, of Building Permit Application No. 2003.12.29.3131 proposing to subdivide the lot into two lots and construct a two-story, single-family dwelling on one of the two lots in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project.

G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

9. 2003.0029E (C. ROOS: (415) 558-5981)
ONE RINCON HILL RESIDENTIAL DEVELOPMENT (425 FIRST STREET) - **Certification of a Final Environmental Impact Report** - The project proposes demolition of a building complex, consisting of a three-story office building, a clock tower, and a two-story parking garage, and construction of a 720-unit residential development as follows: a 450-ft.-tall, 45-story north tower with about 312 units; a 550-ft.-tall, 54-story south tower with 354 units; about 14 stacked townhouses, 45-ft.-tall fronting Harrison Street and First Street; lobbies, management office, fitness center; about 3, 220- gross square feet (gsf) of convenience retail; 720 parking spaces in two partial above grade and five partial basement levels, with attendants and mechanical lifts, accessible on First Street; four loading spaces accessible on Harrison Street; about 49,000- sq.-ft. of common and private open space; and an additional 19,000sq. ft. publicly accessible open space including a widened sidewalk and landscaping along Harrison Street and in the First Street public right-of-way. The project would total about 1,217,315 gsf, a net increase on the site of about 1,133,399 gsf. The site includes Lots 1, 9, and 15, in Assessor's Block 3765, on the block bounded by Harrison, First and Fremont Streets and the Bay Bridge West approach. Preliminary Recommendation: Certify the Final Environmental Impact Report.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on April 19, 2005. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
 (Continued from Regular Meeting of July 14, 2005)

10. 2003.0029EX (C. ROOS: (415) 558-5981)
ONE RINCON HILL RESIDENTIAL DEVELOPMENT (425 FIRST STREET) - Motion to **Adopt CEQA Findings**. The project proposes demolition of a building complex, consisting of a three-story office building, a clock tower, and a two-story parking garage, and construction of a 720-unit residential development as follows: a 450-ft.-tall, 45-story north tower with about 312 units; a 550-ft.-tall, 54-story south tower with 354 units; about 14 stacked townhouses, 45-ft.-tall fronting Harrison Street and First Street; lobbies,

management office, fitness center; about 3, 220- gross square feet (gsf) of convenience retail; 720 parking spaces in two partial above grade and five partial basement levels, with attendants and mechanical lifts, accessible on First Street; four loading spaces accessible on Harrison Street; about 49,000- sq.-ft. of common and private open space; and an additional 19,000 sq. ft. publicly accessible open space including a widened sidewalk and landscaping along Harrison Street and in the First Street public right-of-way. The project would total about 1,217,315 gsf, a net increase on the site of about 1,133,399 gsf. The site includes Lots 1, 9, and 15, in Assessor's Block 3765, on the block bounded by Harrison, First and Fremont Streets and the Bay Bridge West approach. The Commission will consider a Motion to Adopt CEQA Findings the proposed project.

Preliminary Recommendation: Approve Draft Motion

(Continued from Regular Meeting of July 14, 2005)

11. 2003.0029EX (M. SNYDER; (415) 575-6891)
ONE RINCON HILL RESIDENTIAL PROJECT (425 FIRST STREET) - southeast corner of First Street and Harrison Street, currently occupied by the Bank of America Office Building and Clock Tower, Lot 1, 9, and 15 in Assessor's Block 3765 - **Request under (proposed) Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and an exception to allow greater than one parking space for every two units, as well as to allow a portion of the parking garage above grade. The project is to demolish the existing office building, the Bank of America Office Building and Clock Tower, and construct a residential project that would consist of two towers reaching 550-feet and 450-feet (exclusive of mechanical penthouses) and townhouses that would align Harrison Street and First Street. The project would include approximately 709 dwelling units, 3,200 square feet of convenience retail, and 709 parking spaces (non-independently accessible). The subject property is located in the (proposed) Rincon Hill Downtown Residential District and a (proposed) 45/550-R and a (proposed) 45/450-R Height and Bulk District.
 (Continued from Regular Meeting of July 14, 2005)
12. 2005.0569C (J. MILLER; (415) 558-6344)
1337-39 GRANT AVENUE - west side between Green and Vallejo Streets, Lot 003 in Assessor's Block 0131 - **Request for Conditional Use authorization** for the addition of a Bar to an existing vacant Full-Service Restaurant, dba "Mojito," (Planning Code Section 722.41) to obtain an ABC license for on-sale liquor sales in an eating establishment (Type 47). No expansion of the existing space or building is proposed. The site was previously occupied by "La Bodega" and is in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with conditions
13. 2005.0315C (D. SIROIS; (415) 558-6319)
1102 TARAVAL STREET (A.K.A. 2397 - 21ST AVENUE) - north side between 21 Avenue and 22 Avenue, Assessor's Block 2350, Lot 017 - **Request for Conditional Use Authorization** under Sections 711.54/790.60 to legalize a massage establishment (Carnival Acupressure Center) that would be limited to the ground floor of the existing commercial space located in an NC-2 (Small Scale Neighborhood Commercial District) and a 65-A Height and Bulk District.
 Preliminary Recommendation: Disapproval
14. (L. AVERY; (415) 558-6407)
PLANNING COMMISSION RULES AND REGULATIONS - **Consideration of amendment** to Article IV, Sections 3 & 6 to address notice and voting; add a new Section 7 to address jurisdiction; and renumber remaining sections of Article IV.

(Continued from Regular Meeting of July 14, 2005)

15. 2005.0524T (D. SIDER: (415) 558-6697)
BETTER NEIGHBORHOODS PLUS TEXT AMENDMENTS - Consideration of an Ordinance [Board of Supervisors File Number 050601] which would establish a "Better Neighborhoods Planning and Implementation Process" by (a) adding Chapter 36 to the Administrative Code in order to set forth uniform procedures for developing comprehensive neighborhood plans, (b) amending Administrative Code Section 3.4 to provide for integrated budget documents, and (c) adding Section 312A to the Planning Code regarding discretionary review for projects located within plan areas.
Preliminary Recommendation: Commission Holds Public Hearing
(Continued from Regular Meeting of July 28, 2005)
THIS IS FOR DISCUSSION ONLY. NO ACTION AT THIS HEARING.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

CANCELLATION NOTICE

SAN FRANCISCO PLANNING COMMISSION Regular Meeting

DOCUMENTS DEPT.

AUG 08 2005

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Thursday, August 11, 2005

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Notice is hereby given that Regular Meeting of the San Francisco Planning Commission for August 11, 2005 is cancelled. The following items are continued as shown. The next Regular Meeting of the Planning Commission will be on Thursday, September 1, 2005. For information on the items listed below please contact the planners as indicated in parenthesis.

1. 2004.0303C (K. McGEE: (415) 558-6367)
401-407 VALENCIA STREET - southeast corner of Valencia and 15th Streets, Lot 029, Assessor's Block 3554 - **Request for Conditional Use** Authorization pursuant to Section 726.83 of the Planning Code to install a wireless telecommunications facility consisting of three (3) panel antennas and three (3) related equipment cabinets on an existing residential hotel, 'The Royan Hotel,' as a part of the Sprint PCS wireless telecommunications network within the Valencia Street Neighborhood Commercial Zoning District, a 50-X Height and Bulk Designation, and the Mission Alcoholic Beverage RUSD.
Preliminary Recommendation: Approval
(Continued to September 8, 2005)
2. 2004.0858C (D. DiBARTOLO: (415) 558-6291)
766 VALLEJO STREET - north side between Powell and Stockton Streets; Lot 043 in Assessor's Block 130 - **Request for Conditional Use** authorization pursuant to Section 722.83 of the Planning Code to install and operate a wireless telecommunication facility for AT&T Wireless Service, roof-mounted on the existing building comprising a parking garage and police station. Under the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the property is a Preferred Location Preference 2, as a co-location site of previously approved antenna installations. The proposal is to install six panel antennas at three different locations on the roof of the approximately 67-foot high building. Related equipment would be placed on the fourth floor level within the parking garage a basement storage area. The property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of July 7, 2005)
(Continued to November 10, 2005)
3. 2004.0832Q (S. YOUNG: (415) 558-6346)
2145 CALIFORNIA STREET - south side between Laguna and Buchanan Streets, Lot 22 in Assessor's Block 0651, five-unit **residential condominium conversion** in an RH-2

(Residential, Two-Family) District and a 40-X Height and Bulk District. The proposal is to change the existing 5-unit residential building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.

Preliminary Recommendation: Approval

(Continued to September 22, 2005)

4. 2004.1257C (B. FU: (415) 558-6613)
1026 VALENCIA STREET - west side, between 21st and Hill Streets, Lot 004 in Assessor's Block 3617 - **Request for Conditional Use** authorization under Planning Code Section 726.43 and pursuant to Planning Code Section 303, to allow the establishment of a new ground floor large fast-food restaurant in the Valencia Neighborhood Commercial District with a 50-X Height and Bulk Designation, and in a Housing/Mixed Use overlay as designated by Planning Commission Resolution No. 16727.
Preliminary Recommendation: Approval with Conditions
(Continued to September 1, 2005)
5. 2005.0522C (E. TOPE: (415) 558-6316)
3041-3045 FILLMORE STREET - west side between Filbert and Union Streets, Lot 004 in Assessor's Block 0534 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 303, 725.38 and 790.84 to allow a conversion from residential to nonresidential use on the second floor of a building in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert an approximately 1,280 square foot two-bedroom flat to office use (to be used in conjunction with Fredericksen's Paint store located in the ground floor).
Preliminary Recommendation: Disapproval
(Continued to September 22, 2005)
6. 2005.0565C (S. YOUNG: (415) 558-6346)
2110 CLEMENT STREET - north side between 22nd and 23rd Avenues; Lot 009 in Assessor's Block 1411 - **Request for Conditional Use** authorization under Sections 717.27, 186.1(b) and 303 of the Planning Code to legalize the extension of the hours of operation of an existing nonconforming full-service restaurant ("My Favorite Cafe") from 11 p.m. to 2 a.m. in the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.
Preliminary Recommendation: Disapproval
(Continued to September 15, 2005)
- 7a. 2005.0492CV (G. CABREROS: (415) 558-6169)
2461-2463 LOMBARD STREET - south side between Divisadero and Scott Streets in an NC-3 (Moderate-scale, Neighborhood Commercial) District and a 40-X Height and Bulk District, Lot 024 in Assessor's Block 0937 - **Request for Conditional Use** Authorization under Planning Code Sections 161(j) and 303 to reduce the parking requirement for the project where one off-street parking space is required. The proposal is to construct an additional dwelling unit within the ground floor of an existing two-story, one-unit cottage located at the rear of the subject lot. A three-story, two-unit building with a ground-floor commercial space exists at the front of the lot. No building expansion is proposed at either building. The project would result in a total of four dwelling units and one-commercial space at the subject lot.
Preliminary Recommendation: Approval with Conditions
(Continued September 15, 2005)
- 7b. 2005.0492CV (G. CABREROS: (415) 558-6169)
2461-2463 LOMBARD STREET - south side between Divisadero and Scott Streets, Lot 024 in Assessor's Block 0937 - **Request for rear yard**, open space, dwelling unit exposure and non-complying structure variances from Planning Code Sections 134, 135, 140 and 188 to construct an additional dwelling unit within the ground floor of an existing two-story, one-unit cottage at

the rear of the subject lot located in an NC-3 (Moderate-scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued to September 15, 2005)

8. 2004.0425C (M. LI: (415) 558-6396)
524 HOWARD STREET - north side between 1st and 2nd Streets, Lot 013 in Assessor's Block 3721 - **Request for Conditional Use** authorization to establish a temporary surface parking lot for up to 52 vehicles within the C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District. Pursuant to Section 156(h) of the Planning Code, the proposed use may be authorized for a maximum of two years. The project site is currently vacant.
Preliminary Recommendation: Approval
(Continued to September 1, 2005)
9. 2004.1135C (T. TAM: (415) 558-6325)
100 PHELAN AVENUE - southwest corner of Judson and Phelan Avenues; Lot 002 in Assessor's Block 3180 - **Request for a Conditional Use** authorization pursuant to Planning Code Sections 178, 209, and 303 to allow the expansion of an existing institutional use (Archbishop Riordan High School). The proposal is to construct three, two-story classroom/lecture/ministry buildings in the existing interior courtyard areas on the south side of the school campus. The property is in a RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued to September 1, 2005)
10. 2003.0672C (I. NISHIMURA: (415) 558-5967)
5800 THIRD STREET RESIDENTIAL AND COMMERCIAL MIXED-USE PROJECT - **Appeals of Preliminary Mitigated Negative Declaration** - The proposed project would consist of construction of a residential and commercial mixed-use development after demolition of a defunct bottling plant facility at 5800 Third Street (Assessor's Block 5431A, Lot 001), at the southwest corner of Third Street and Carroll Avenue in the Bayview neighborhood. The project would include 355 multi-family residential units in four buildings, 13,000 gross square feet (gsf) of ground floor retail space in two of the buildings that would be along Third Street, and 379 off-street parking spaces in the four buildings. The four buildings would total 641,920 gsf in size, ranging in height from 50 to 60 feet tall (four to five stories) and would be built around a central plaza and a private driveway with two visitor loading spaces, with access from Carroll Avenue. Sixteen surface parking spaces for the retail uses would be provided on the south side of the project site, with access provided from a right-turn-only driveway on Third Street at the southern boundary of the site. Twenty surface parking spaces for visitors would be provided along the central private driveway. Currently, the 5.75-acre site is occupied by a three-story, 103,000-gsf closed Coca-Cola bottling plant constructed in 1966, which would be demolished. Current use of the site is temporary parking of moving company trucks and charter buses. The site is within an M-1 (Light Industrial) District, the Third Street Special Use District (SUD), a 65-J Height and Bulk District, and the proposed Bayview Hunters Point Redevelopment Projects and Zoning Health Center Activity Node. The proposed project would require Conditional Use Authorization by the Planning Commission for residential units in an M-1 District and for a Planned Unit Development.
Preliminary Recommendation: Uphold the Issuance of the Proposed Amended Mitigated Negative Declaration.
(Continued from Regular Meeting of July 28, 2005)
(Continued to September 1, 2005)
11. 2003.0672C (M. SNYDER: (415) 575-6891)
5800 THIRD STREET - currently occupied by the vacant Coca Cola facility, southwest corner of Third Street and Carroll Avenue, Lot 001 in Assessor's Block 5431A - **Request for Conditional**

Use authorization to allow dwelling units in an M-1 District. Under Planning Code Sections 303 and to allow a Planned Unit Development under Planning Code Section 304. Exceptions to the limitation on density (Planning Code Section 215) and the rear yard requirement (Planning Code Section 134) are being requested under the Planned Unit Development. The Proposal is to demolish the existing facility and surface asphalt and construct a new development that would include four buildings with up to 343 dwelling units, approximately 13,000 square feet of ground floor commercial / retail space, up to 387 off-street parking spaces, and up to three off-street freight loading spaces. The buildings would be between 50-feet and 65-feet tall. The subject property is within an M-1 (light Industrial) District, the Third Street Special Use District, and a 65-J Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of July 28, 2005)

(Continued to September 1, 2005)

12. 2004.0916L (M. SNYDER: (415) 575-6891)
900 INNES AVENUE - northeast side between Griffith and Winters Point Boulevard. Assessor's Block 4646 and Lot 007 - **Request for Landmark Designation** under Planning Code Sections 1004.1, 1004.2 as City Landmark No. 250. The subject property is within an NC-2 (Neighborhood Commercial - Small Scale) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of July 21, 2005)
(Continued to September 1, 2005)
13. 2005.0728U (K. RICH: (415) 558-6345)
LELAND AVENUE URBAN DESIGN SERVICES - **Resolution to contract work out, and to release a Request for Proposals**, to provide urban design services for Leland Avenue in Visitacion Valley. The Planning Department has received a \$75,000 grant from the Hass Jr. Foundation to hire a consultant for street design work to help revitalize Leland Avenue, a neighborhood commercial corridor in Visitacion Valley.
(Continued to September 1, 2005)
- 14a. 2003.0295QDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Conditional Use** authorization pursuant to Sections 209.1 and 228.3 of the Planning Code to convert a service station use to residential use and to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now vacant. This project is also seeking a Variance from the Planning Code, and is the subject of a request for Discretionary Review.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 28, 2005)
(Continued to September 22, 2005)
- 14b. 2003.0295QDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2003.04.25.3201, proposing to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. This project is also seeking a Variance from the Planning Code, and requires Conditional Use authorization.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of July 28 2005)
(Continued to September 22, 2005)

- 14c. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Variance** from the rear yard requirements of Planning Code Section 134. The proposal is to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. A Variance is required to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior corner of the lot of approximately 1,480 square feet. This project also requires Conditional Use authorization, and is the subject of a request for Discretionary Review.
(Continued from Regular Meeting of July 28 2005)
(Continued to September 22, 2005)
15. 2005.0527D (G. CABREROS: (415) 558-6169)
1847 SCOTT STREET - west side between Pine and Bush Streets; Lot 003 in Assessor's Block 1050 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.17.5059, proposing to add two stories to an existing two-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of July 21, 2005)
(Continued to September 15, 2005)
16. 2004.1162D (R. CRAWFORD: (415) 558-6358)
266-272 CUMBERLAND STREET - north side between Church and Sanchez Streets. Assessor's Block 3600 Lot 076 - **Request for Discretionary Review** of Building Permit Application No.2004 0809 1048 to construct a one story vertical addition to the existing three story building, in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review, disapprove the vertical addition and allow interior modifications as proposed.
(Continued from Regular Meeting of July 14, 2005)
(Continued to September 22, 2005)



NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meetings *Thursdays*

August 18 and August 25, 2005

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, August 18 and August 25, 2005* have been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, September 1, 2005*.

Linda D. Avery
Commission Secretary

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AUG 11 2005

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PLANNING COMMISSION ROSTER

PRESIDENT	SUE LEE
VICE-PRESIDENT	DWIGHT ALEXANDER
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	SHELLEY BRADFORD BELL
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	CHRISTINA OLAGUE

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

06-11-05 PM 5:41 PM

REPORT

ON THE PROGRESS OF THE

RESEARCHES OF THE

COMMISSIONERS OF THE

LAND OFFICE

IN THE

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NEW YORK

FOR THE

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FOR THE

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FOR THE

AUG 29 2005

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 1, 2005

1:30 PM
Regular Meeting

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08-29-05A10-05 RUCD

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.1257C (B. FU: (415) 558-6613)
1026 VALENCIA STREET - west side, between 21st and Hill Streets, Lot 004 in Assessor's Block 3617 - **Request for Conditional Use** authorization under Planning Code Section 726.43 and pursuant to Planning Code Section 303, to allow the establishment of a new ground floor large fast-food restaurant in the Valencia Neighborhood Commercial District with a 50-X Height and Bulk Designation, and in a Housing/Mixed Use overlay as designated by Planning Commission Resolution No. 16727.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 11, 2005)
(Proposed for Continuance to September 8, 2005)
2. 2002.0449E (T. CHAN: (415) 558-5982)
375 FREMONT STREET - **Certification of a Final Environmental Impact Report**: Subsequent to the publication of the Draft EIR, the project sponsor identified a new preferred alternative similar to Alternative B presented in the Draft EIR. The preferred project, called Alternative D, is a 250-foot-tall, 28-story residential building of approximately 349,071 gross square feet (gsf) consisting of 225 dwelling units and about 217 underground parking spaces. One existing two-story building on the site, which totals approximately 46,500 gross square feet, would be demolished. The 375 Fremont Street Hjul. Building, constructed in 1929, is a listed in four local surveys containing buildings that could be considered historic resources. The project site is located about mid-block on the eastern side of Fremont Street in the block bounded by Folsom, Fremont, Harrison, and Beale Streets. Vehicular access to the parking garage would be from Fremont Street on the northern side of the building. Pedestrian access would be from a lobby facing Fremont Street. The site is within the RC-4 (Residential/Commercial High-Density) district, and a 250-R height/bulk district. This site is within the newly adopted Rincon Hill Downtown Residential (DTR) District, which is awaiting final adoption by the Board of Supervisors. Should the Board of Supervisor adopt the propose Rincon Hill DTR, the proposed project would be in the new 85/400-R height and bulk district.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
Note: The public review period for the Draft Environmental Impact Report ended at 5:00 pm, January 6, 2005. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from Regular Meeting of July 21, 2005)
(Proposed for continuance to September 15, 2005)
3. 2004.0916L (M. SNYDER: (415) 575-6891)
900 INNES AVENUE - northeast side between Griffith and Winters Point Boulevard. Assessor's Block 4646 and Lot 007 - **Request for Landmark Designation** under Planning Code Sections 1004.1, 1004.2 as City Landmark No. 250. The subject property

is within an NC-2 (Neighborhood Commercial - Small Scale) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of August 11, 2005)

(Proposed for Continuation to September 22, 2005)

4. 2004.0545DDDDDD (S. VELLVE: (415) 558-6263)
2707 LARKIN STREET - west side between Chestnut and Francisco Streets; Lot 003 in Assessor's Block 0477 - **Requests for Discretionary Review** of Building Permit Application No. 2003.06.22.7592 proposing to construct a one-story vertical addition above an existing three-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of July 28, 2005)
(Proposed for Indefinite Continuation)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 5.. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. 2004.1135C (T. TAM: (415) 558-6325)
100 PHELAN AVENUE - southwest corner of Judson and Phelan Avenues; Lot 002 in Assessor's Block 3180 - **Request for a Conditional Use** authorization pursuant to Planning Code Sections 178, 209, and 303 to allow the expansion of an existing institutional use (Archbishop Riordan High School). The proposal is to construct three, two-story classroom/lecture/ministry buildings in the existing interior courtyard areas on the south side of the school campus. The property is in a RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 11, 2005)

9. 2005.0425C (M. LI: (415) 558-6396)
524 HOWARD STREET - north side between 1st and 2nd Streets, Lot 013 in Assessor's Block 3721 - **Request for Conditional Use authorization** to establish a temporary surface parking lot for up to 52 vehicles. Pursuant to Section 156(h) of the Planning Code, the proposed use may be authorized for a maximum of two years, and is subject to short term parking requirements of Section 155(g). The project site is currently vacant and is within the C-3-O(SD) (Downtown Office - Special Development) District and a 450-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 11, 2005)
- 10a. 2004.0297EKCXX (K. AMDUR: (415) 558-6351)
535 MISSION STREET - south side between 1st and 2nd Streets, Lots 68 and 83 in Assessor's Block 3721 - **Adoption of a Mitigated Negative Declaration pursuant to CEQA and Request under Planning Code Section 309 for Determinations of Compliance and Request for Exceptions** including: (1) an exception to the rear yard requirement as permitted in Code Section 134(d); and (2) an exception to ground level wind current requirements as permitted in Section 148; for the construction of a 34-story, 360-foot tall building containing up to 273 dwelling units, approximately 4,000 square feet of ground floor retail space, and up to 273 valet-operated parking spaces in a below-grade parking garage. Common usable open space for the dwelling units would be provided on the 2nd floor and in a rooftop deck, and many of the units would have private balconies. The project also requires Conditional Use Authorization and a concurrent variance hearing before the Zoning Administrator regarding required dwelling unit exposure. The site is presently occupied by a temporary surface parking lot and is in a C-3-O (Downtown Office) District, and a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 10b. 2004.0297EKCXX (K. AMDUR: (415) 558-6351)
535 MISSION STREET - south side between 1st and 2nd Streets, Lots 68 and 83 in Assessor's Block 3721 - **Request for Conditional Use Authorization** for dwelling unit density greater than 1 unit per 125 square feet of lot area, for the construction of a 34-story, 360-foot tall building containing up to 273 dwelling units, approximately 4,000 square feet of ground floor retail space, and up to 273 valet-operated parking spaces in a below-grade parking garage. Common usable open space for the dwelling units would be provided on the 2nd floor and in a rooftop deck, and many of the units would have private balconies. The project also requires determinations of compliance and exceptions pursuant to Section 309, and a concurrent variance hearing before the Zoning Administrator regarding Code-required dwelling unit exposure. The site is presently occupied by a temporary surface parking lot and is in a C-3-O (Downtown Office) District, and a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 10c. 2004.0297EKCXX (K. AMDUR: (415) 558-6351)
535 MISSION STREET - south side between 1st and 2nd Streets, Lots 68 and 83 in Assessor's Block 3721 - **Request for a Variance** from dwelling unit exposure requirements pursuant to the construction of a 34-story, 360-foot tall building containing up to 273 dwelling units, approximately 4,000 square feet of ground floor retail space, and up to 273 valet-operated parking spaces in a below-grade parking garage. Approximately 126 of the 273 dwelling units would not meet the requirements for dwelling unit exposure under Code Section 140. The Project also requires determinations of compliance and the granting of exceptions pursuant to Section 309, and Conditional Use Authorization for dwelling unit density greater than 1 unit per 125 square feet of lot area. Common usable open space for the dwelling units would be provided on the 2nd floor

and in a rooftop deck, and many of the units would have private balconies. The site is presently occupied by a temporary surface parking lot and is in a C-3-O (Downtown Office) District, and a 550-S Height and Bulk District.

F. REGULAR CALENDAR

11. 2004.1078D (J. PURVIS: (415) 558-6354)
2417 BRYANT STREET - east side south of 22nd Street; Lot 023 in Assessor's Block 4151 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.27.7308 proposing the addition of two full floors for two additional dwelling units to an existing single-family dwelling in an RM-1 (Residential, Mixed, Low-Density) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Revisions.
(Continued from Regular Meeting of July 21, 2005)
12. 2005.0728U (A. VARAT: (415) 558-6405)
LELAND AVENUE URBAN DESIGN SERVICES - **Resolution to contract work out** to provide urban design services for Leland Avenue in Visitation Valley. The Planning Department has received a \$75,000 grant from the Haas Jr. Foundation to hire a consultant for street design work to help revitalize Leland Avenue, a neighborhood commercial corridor in Visitation Valley.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 11, 2005)
- 13a. 2004.1106CV (J. PURVIS: (415) 558-6354)
1360-1364 STEVENSON STREET - west side between McCoppin and Duboce Streets; Lot 073 in Assessor's Block 3513 - **Request for Conditional Use Authorization** under Planning Code Section 215(a) to construct a four-story, five-unit residential building on a vacant lot within the C-M (Heavy Commercial) District. A Rear Yard Variance is also sought and will be heard by the Zoning Administrator following the hearing on the Conditional Use. The site is within the C-M District, and a 105-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of July 21, 2005)
- 13b. 2004.1106CV (J. PURVIS: (415) 558-6354)
1360-1364 STEVENSON STREET - west side between McCoppin and Duboce Streets; Lot 073 in Assessor's Block 3513 - **Request for a Rear Yard Variance** under Section 134(a) of the Planning Code to provide rear yard open space within an inner court and a rear setback as part of the construction of a four-story, five-unit residential building on a vacant lot within the C-M (Heavy Commercial) District and a 105-E Height and Bulk District.
(Continued from Regular Meeting of July 21, 2005)
- 14a. 2004.1326ACV (W. HASTIE: (415) 558-6381)
144 KING STREET - north side, between 2nd and 3rd Streets; Assessor's Block 3794, Lot 24 - **Request for Conditional Use Authorization** to construct an 11-story, approximately 130-room hotel, per Section 216(b)(i) of the Planning Code. The property is located within an M-2 (Heavy Industrial) District with a 105-F Height and Bulk limit.
Preliminary Recommendation: Approval with Conditions
- 14b. 2004.1326ACV (W. HASTIE: (415) 558-6381)
144 KING STREET - north side, between 2nd and 3rd Streets; Assessor's Block 3794, Lot 24 - **Request for a Certificate of Appropriateness**, pursuant to Section 1006.2(b) of the Planning Code, for the demolition of a non-contributory building in the South End

Historic District and the construction of a new 11-story hotel building. The property is located within an M-2 (Heavy Industrial) District with a 105-F Height and Bulk limit.

Preliminary Recommendation: Approve with Conditions

- 14c. 2004.1326ACV (W. HASTIE: (415) 558-6381)
144 KING STREET - north side, between 2nd and 3rd Streets; Assessor's Block 3794, Lot 24 - **Request for Floor Area Ratio (FAR), Bay Projection, and Parking Variances** under Sections 124, 136(c)(2) and 151 of the Planning Code. The proposed hotel building would exceed the allowable FAR (which is 5 to 1), with a proposed FAR of 6.13 to 1. Two bay projections on the front elevation of the hotel would project approximately 4'-6" over the property line, while an angled corner bay would also project approximately 4' at its deepest point. These proposed projections exceed the maximum three foot projection required by the Code. The proposed project would not include any off-street parking, although the project is required to provide eight off-street parking spaces. The property is located within an M-2 (Heavy Industrial) District with a 105-F Height and Bulk limit. Preliminary Recommendation: Approval with Conditions.
- 15a. 2004.1266CDZ (S. VELLVE: (415) 558-6263)
301-323 14TH AVENUE (AKA 1301 CLEMENT STREET) - southwest corner of 14th Avenue and Clement Street, Lot 054 (formerly Lots 001, 004, 006, 053) in Assessor's Block 1446 - **Request for Conditional Use authorization for a Planned Unit Development (PUD)** pursuant to Planning Code Sections 209.3(j), 303 and 304 to demolish structures used as a religious institution (Congregation Beth Sholom), and the construction of new approximately 32,500-square foot, 40-foot high synagogue structures, requiring exceptions to the Planning Code's rear yard, front setback and parking requirements.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 28, 2005)
- 15b. 2004.1266CDZ (S. VELLVE: (415) 558-6263)
323 - 14TH AVENUE - west side between Clement Street and Geary Boulevard, Lot 054 (formerly Lots 001, 004, 006, 053) in Assessor's Block 1446 - **Mandatory Discretionary Review** under the Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2005.06.15.5144, proposing to demolish a 3-story, single-family structure currently used as a religious institution within an RH-3 (House, Three Family) Use District and a 40-X Height and Bulk District. The structure will be replaced by a new structure for Congregation Beth Sholom.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 28, 2005)
- 15c. 2004.1266CDZ (S. VELLVE: (415) 558-6263)
301-323 14TH AVENUE - southwest corner of 14th Avenue and Clement Street, Lot 054 (formerly Lots 001, 004, 006, 053) in Assessor's Block 1446 - **Request for Zoning Reclassification** to abolish a 35-foot long, 10-foot deep legislated front setback along the southeastern portion of the lot (formerly Lots 004 and 006) pursuant to Planning Code Sections 131 and 302. The elimination of the setback is being sought to allow construction of the new Beth Sholom Synagogue to the front property line. (*An alteration to Block Book Map # 1446 in Volume 12 will graphically reflect the change, rather than the Zoning Map as indicated in previous notices.*)
Preliminary Recommendation: Recommend Approval to the Board of Supervisors
(Continued from Regular Meeting of July 28, 2005)

- 16a. 2004.0374CR (B. FU: (415) 558-6613)
401 UNIVERSITY STREET - southeast corner of University and Bacon Streets, Lot 002, Assessor's Block 5973 - **Request for Conditional Use** Authorization pursuant to Planning Code Sections 234.2 and 303 to install a wireless telecommunications facility consisting of three panel antennas and related equipment cabinet on a new 30'-0" high, 6.5" to 8" thick flagpole on a vacant Location Preference 1 lot as a part of Sprint's wireless telecommunications network within a P (Public) Zoning District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Approval with Conditions.
- 16b. 2004.0374CR (B. FU: (415) 558-6613)
401 UNIVERSITY STREET - southeast corner of University and Bacon Streets, Lot 002, Assessor's Block 5973 - **Request for General Plan Referral** pursuant to 4.105 of the City Charter to install a wireless telecommunications facility consisting of three panel antennas and related equipment cabinet on a new 30'-0" high, 6.5" to 8" thick flagpole on a vacant Location Preference 1 lot as a part of Sprint's wireless telecommunications network within a P (Public) Zoning District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Approval with Conditions.
17. 2003.0672EC (I. NISHIMURA: (415) 558-5967)
5800 THIRD STREET RESIDENTIAL AND COMMERCIAL MIXED-USE PROJECT - **Appeals of Preliminary Mitigated Negative Declaration** - The proposed project would consist of construction of a residential and commercial mixed-use development after demolition of a defunct bottling plant facility at 5800 Third Street (Assessor's Block 5431A, Lot 001), at the southwest corner of Third Street and Carroll Avenue in the Bayview neighborhood. The project would include 355 multi-family residential units in four buildings, 13,000 gross square feet (gsf) of ground floor retail space in two of the buildings that would be along Third Street, and 379 off-street parking spaces in the four buildings. The four buildings would total 641,920 gsf in size, ranging in height from 50 to 60 feet tall (four to five stories) and would be built around a central plaza and a private driveway with two visitor loading spaces, with access from Carroll Avenue. Sixteen surface parking spaces for the retail uses would be provided on the south side of the project site, with access provided from a right-turn-only driveway on Third Street at the southern boundary of the site. Twenty surface parking spaces for visitors would be provided along the central private driveway. Currently, the 5.75-acre site is occupied by a three-story, 103,000-gsf closed Coca-Cola bottling plant constructed in 1966, which would be demolished. Current use of the site is temporary parking of moving company trucks and charter buses. The site is within an M-1 (Light Industrial) District, the Third Street Special Use District (SUD), a 65-J Height and Bulk District, and the proposed Bayview Hunters Point Redevelopment Projects and Zoning Health Center Activity Node. The proposed project would require Conditional Use Authorization by the Planning Commission for residential units in an M-1 District and for a Planned Unit Development. Preliminary Recommendation: Uphold the Issuance of the Proposed Amended Mitigated Negative Declaration.
(Continued from Regular Meeting of August 11, 2005)
- 18a. 2003.0672C (M. SNYDER: (415) 575-6891)
5800 THIRD STREET - currently occupied by the vacant Coca Cola facility, southwest corner of Third Street and Carroll Avenue, Lot 001 in Assessor's Block 5431A - **Request for Conditional Use** authorization to allow dwelling units in an M-1 District. Under Planning Code Sections 303 and to allow a Planned Unit Development under Planning Code Section 304. Exceptions to the limitation on density (Planning Code Section 215) and the rear yard requirement (Planning Code Section 134) are being requested under the Planned Unit Development. The Proposal is to demolish the existing facility and surface asphalt and construct a new development that would include four buildings with up to 343 dwelling

units, approximately 13,000 square feet of ground floor commercial / retail space, up to 387 off-street parking spaces, and up to three off-street freight loading spaces. The buildings would be between 50-feet and 65-feet tall. The subject property is within an M-1 (light Industrial) District, the Third Street Special Use District, and a 65-J Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of August 11, 2005)

- 18b. 2003.0672CK (M. SNYDER: (415) 575-6891)
5800 THIRD STREET - currently occupied by the vacant Coca Cola facility, southwest corner of Third Street and Carroll Avenue, Lot 001 in Assessor's Block 5431A - **Request for a determination** regarding the significance of net new shadow on Bayview Playground caused by the construction of a residential development that will include four buildings that will range between 50-feet and 60-feet tall.
 Preliminary Recommendation: Determination that the net new shadow will not be significant or adverse.

6:00 P.M.

19. 2005.0524T (D. SIDER: (415) 558-6697)
BETTER NEIGHBORHOODS PLUS TEXT AMENDMENTS - **Consideration of an Ordinance [Board of Supervisors File Number 050601] which would establish a "Better Neighborhoods Planning and Implementation Process"** by (a) adding Chapter 36 to the Administrative Code in order to set forth uniform procedures for developing comprehensive neighborhood plans, (b) amending Administrative Code Section 3.4 to provide for integrated budget documents, and (c) adding Section 312A to the Planning Code regarding discretionary review for projects located within plan areas.
 Preliminary Recommendation: Commission Holds Public Hearing
 (Continued from Regular Meeting of July 14, 2005)
NOTE: ON AUGUST 4, 2005, FOLLOWING PUBLIC TESTIMONY, THE COMMISSION PRESIDENT DIRECTED THAT THIS ITEM BE CALENDARED FOR DISCUSSION AT ALL COMMISSION HEARINGS THROUGH SEPTEMBER 15, 2005—WITH POSSIBLE ACTION ON SEPTEMBER 15, 2005.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 8, 2005
1:30 PM
Regular Meeting

DOCUMENTS DEPT

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0256T (P. LORD: (415) 558-6311)
SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT RESIDENTIAL CONVERSION TO OTHER INSTITUTION - Consideration of an Ordinance amending San Francisco Planning Code by amending Section 724.1 to allow for conversion of upper floor residential units in the Sacramento Street Neighborhood Commercial District as a conditional use, where: the new use will be an Other Institution, Educational Service use, only one dwelling unit in building will be converted, and that unit is the only non-residential use in the building, and no legally residing tenant will be displaced; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of June 23, 2005)
(Proposed for Continuance to September 15, 2005)
2. 2004.1166C (M. WOODS: (415) 558-6315)
3220 SACRAMENTO STREET - north side between Lyon Street and Presidio Avenue; Lot 008, in Assessor's Block 1007 - Request for Conditional Use authorization under Planning Code Sections 121.1, 121.2, 303, 724.11, 724.21, 724.38 and 724.81 to modify an existing Conditional Use authorization for a Planned Unit Development under Motion No. 13578 (for Case No. 1992.498C at 3065 Jackson Street) for the expansion of an Other Institution (Large), Educational Service use (San Francisco University High School Annex Campus) at 3220 Sacramento Street; to allow an Other Institution (Large) use on the second and third floors; to allow a non-residential use size that exceeds 2,500 square feet, and on a lot that exceeds 5,000 square feet in area. The site is within the Sacramento Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to September 15, 2005)
3. 2004.0175DV (S. VELLVE: (415) 558-6263)
3075 PACIFIC AVENUE - south side between Baker and Lyon Streets; Lot 014C in Assessor's Block 975 - Request for Discretionary Review of Building Permit Application No. 2003.01.10.4985, proposing to add a full third-story addition to a two-story single-family home in an RH-1(D) (House, One-Family (Detached Dwelling)) District and a 40-X Height and Bulk District. The proposal is subject to a Side Yard Variance request, which was heard on July 28, 2004 (Case No. 2004.0175V). The Zoning Administrator's decision is pending.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as revised
(Proposed for Continuance to October 6, 2005)

4. 2004.0303C (K. MCGEE: (415) 558-6367)
401-407 VALENCIA STREET - southeast corner of Valencia and 15th Streets, Lot 029, Assessor's Block 3554 - **Request for Conditional Use** Authorization pursuant to Sections 726.83 and 303 of the Planning Code to install a wireless telecommunications facility consisting of three (3) panel antennas and three (3) related equipment cabinets on an existing residential hotel, 'The Royan Hotel,' as a part of the Sprint PCS wireless telecommunications network within the Valencia Street Neighborhood Commercial Zoning District, a 50-X Height and Bulk Designation, and the Mission Alcoholic Beverage RUSD. The site is a Location Preference 6.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 11, 2005)
(Proposed for Continuance to October 6, 2005)
5. 2004.0392ACE (C. ROOS: (415) 558-5981)
851 BEACH STREET (a.k.a. 900 NORTH POINT STREET / GHIRARDELLI SQUARE) - bounded by Polk, Beach, Larkin and North Point Streets; Lot 001 in Block 0452 - **Appeal of Negative Declaration**. The project includes a change of use for a portion of Ghirardelli Square, associated alterations and seismic upgrading of associated structures. The proposed project would convert all existing office use (about 62,000 gross square feet (gsf)), and some retail use (about 43,700 gsf), at Ghirardelli Square to hotel use that would include about 100 rooms (105,700 gsf). Approximately 84,300 gsf of retail space would remain. A Preliminary Mitigated Negative Declaration (PMND) analyzing the potential environmental effects of the proposed project was published, July 23, 2005. An appeal of the PMND was filed on behalf of UNITE HERE, Local 2, by Sue C. Hestor, Esq., on August 12, 2005. The appeal was withdrawn by letter from Appellant, August 31, 2005. A Final Mitigated Negative Declaration was issued September 1, 2005.
NOTE: This item is for Commission and public information only. There is no action to be taken on this item.
APPEAL OF NEGATIVE DECLARATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption – Draft Minutes of June 16, 2005.
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
10. Music Concourse - Status Report.
11. Rincon Hill - Report on Final Approvals.
12. Green Building – Informational Presentation

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

13. 2005.0197C (S. YOUNG: (415) 558-6346)
2022-2024 HAYES STREET - north side between Clayton and Cole Streets; Lot 009 in Assessor's Block 1194 - **Request for Conditional Use** authorization under Sections 209.3(c) and 303 of the Planning Code to increase the bed capacity of an existing residential care facility, which provides drug and alcohol treatment program services ("Asian American Residential Recovery Services"), from 22 to 26 beds in an RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.
Preliminary Recommendation: Approval with Conditions
14. 2005.0529C (M. SMITH: (415) 558-6322)
230 WEST PORTAL AVENUE - north side between Vicente Street and 14th Avenue, Lot 012 in Assessor's Block 2988A - **Request for Conditional Use** Authorization pursuant to Planning Code Section 729.41 to establish an 886 square-foot wine bar, located in the West Portal Avenue Neighborhood Commercial District and 26-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
15. 2005.0485C (M. SMITH: (415) 558-6322)
69 & 75 WEST PORTAL AVENUE - south side between Vicente and Ulloa Streets, Lots 019 and 023C in Assessor's Block 2979A - **Request for Conditional Use** Authorization pursuant to Planning Code Section 729.42 to enlarge an existing full-service restaurant (Mozzarella di Bufala) by merging the space with the vacant ground floor commercial space in the adjacent building on the adjacent lot, located in the West Portal Avenue Neighborhood Commercial District and 26-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

- 16a. 2004.1326ACV (W. HASTIE: (415) 558-6381)
144 KING STREET - north side, between 2nd and 3rd Streets; Assessor's Block 3794, Lot 24 - **Request for Conditional Use Authorization** to construct an 11-story, approximately 130-room hotel, per Section 216(b)(i) of the Planning Code. The property is located within an M-2 (Heavy Industrial) District with a 105-F Height and Bulk limit.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 1, 2005)
- 16b. 2004.1326ACV (W. HASTIE: (415) 558-6381)
144 KING STREET - north side, between 2nd and 3rd Streets; Assessor's Block 3794, Lot 24 - **Request for a Certificate of Appropriateness**, pursuant to Section 1006.2(b) of the Planning Code, for the demolition of a non-contributory building in the South End Historic District and the construction of a new 11-story hotel building. The property is located within an M-2 (Heavy Industrial) District with a 105-F Height and Bulk limit.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of September 1, 2005)

- 16c. 2004.1326ACV (W. HASTIE: (415) 558-6381)
144 KING STREET - north side, between 2nd and 3rd Streets; Assessor's Block 3794, Lot 24 - **Request for Floor Area Ratio (FAR), Bay Projection, and Parking Variances** under Sections 124, 136(c)(2) and 151 of the Planning Code. The proposed hotel building would exceed the allowable FAR (which is 5 to 1), with a proposed FAR of 6.13 to 1. Two bay projections on the front elevation of the hotel would project approximately 4'-6" over the property line, while an angled corner bay would also project approximately 4' at its deepest point. These proposed projections exceed the maximum three foot projection required by the Code. The proposed project would not include any off-street parking, although the project is required to provide eight off-street parking spaces. The property is located within an M-2 (Heavy Industrial) District with a 105-F Height and Bulk limit.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 1, 2005)
17. 2004.0076C (B. FU: (415) 558-6613)
1350 NATOMA STREET - west side, between 14th and 15th Streets, Lot 089 in Assessor's Block 3548 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 215 and 303 to allow the construction of 8 residential dwelling units in a C-M (Heavy Commercial) District with a 50-X Height and Bulk Designation, and in a Housing/Mixed Use overlay as designated by Planning Commission Resolution No. 16727. The proposal is to demolish the existing industrial building and construct 8 dwelling units within a new four-story over ground floor parking garage building containing a total of 8 off-street parking spaces.
Preliminary Recommendation: Approve project as revised with conditions
(Continued from Regular Meeting of July 14, 2005)
18. 2004.1257C (B. FU: (415) 558-6613)
1026 VALENCIA STREET - west side, between 21st and Hill Streets, Lot 004 in Assessor's Block 3617 - **Request for Conditional Use** authorization under Planning Code Section 726.43 and pursuant to Planning Code Section 303, to allow the establishment of a new ground floor large fast-food restaurant in the Valencia Neighborhood Commercial District with a 50-X Height and Bulk Designation, and in a Housing/Mixed Use overlay as designated by Planning Commission Resolution No. 16727.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 1, 2005)
19. 2005.0094C (B. FU: (415) 558-6613)
81-83 ERVINE STREET - east side, between Campbell Ave. and McClaren Park, Lot 033 in Assessor's Block 6190 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 121(f) and 303 to construct two single-family dwellings on two lots having a lot width of less than 25'-0", as the result of a lot split in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Approval with Conditions
20. 2004.0392ACE (G. CABREROS: (415) 558-6169)
851 BEACH STREET (a.k.a. 900 NORTH POINT STREET / GHIRARDELLI SQUARE) - bounded by Polk, Beach, Larkin and North Point Streets; Lot 001 in Block 0452 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 216, 240.2 and 303 proposing to convert 62,000 square feet of existing office use and 39,000 square feet of existing retail space in six connected buildings along the Polk and North Point frontages of Ghirardelli Square to up to 101,000 square feet of tourist hotel use with up to 99 guest rooms. The project proposes no expansion of the building envelope and

minor alterations to the existing facade. The property is in a C-2 (Community Business) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. Ghirardelli Square is City Landmark No. 30.

Preliminary Recommendation: Approval with Conditions

- 21a. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2111 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.21.3730, proposing to convert the existing single-family dwelling at 600 Kansas Street into a two-family dwelling following the subdivision of an existing lot into two lots, with off-street parking provided on the newly created adjacent lot, subject to granting of a parking variance by the Zoning Administrator; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary review and approve the building permit as it has been submitted.
- 21b. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2101-2103 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.21.3740, proposing to construct a new two-family dwelling on a newly created lot at the southwest corner of Kansas and 18th Streets following the subdivision of an existing lot into two lots; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary review and approve the building permit as it has been submitted.
- 21c. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2111 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Parking and Rear yard Variances** to subdivide a 5,000 square-foot lot into two lots, with an existing single-family dwelling on one 2,950 square-foot lot fronting solely on 18th Street and a proposed new two-family dwelling to be built at the corner on a 2,050 square-foot lot. The rear yard for the existing building would be provided within a 15-foot setback on the east side (between the existing and proposed buildings) and no off-street parking would be proposed for this lot, requiring both rear yard and parking variances; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
- 22a. 2005.0071D (T. WANG: (415) 558-6335)
179 SADOWA STREET - south side between Capitol and Plymouth Avenues; Lot 032 in Assessor's Block 7138 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application Nos. 2003.12.29.3124, 2003.12.29.3125 and 2003.12.29.3124 proposing to demolish a single-family dwelling, an independent garage structure and a greenhouse in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permits.
(Continued from Regular Meeting of August 4, 2005)
- 22b. 2005.0072D (T. WANG: (415) 558-6335)
179 SADOWA STREET - south side between Capitol and Plymouth Avenues; Lot 032 in Assessor's Block 7138 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of the replacement structures in association with residential demolition, of Building Permit Application No. 2003.12.29.3123, proposing to subdivide the lot into two lots and construct a two-story, single-family dwelling on one of

the two lots in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of August 4, 2005)

- 22c. 2005.0073D (T.WANG: (415) 558-6335)
183 SADOWA STREET - south side between Capitol and Plymouth Avenues; Lot 032 in Assessor's Block 7138 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of the replacement structures in association with residential demolition, of Building Permit Application No. 2003.12.29.3131 proposing to subdivide the lot into two lots and construct a two-story, single-family dwelling on one of the two lots in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of August 4, 2005)
23. 2005.0091D (M. WOODS: (415) 558-6315)
1234 PAGE STREET - north side between Baker and Lyon Streets; Lot 009 in Assessor's Block 1220 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.01.13.3211, proposing to legalize the building's use from three units to two units, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
24. 2005.0472D (D. SIROIS: (415) 558-6313)
4054 20TH STREET - north side, between Noe & Sanchez Streets, Lot 020, Assessor's Block 3601 - **Request for Discretionary Review** of Building Permit Application 2005.03.18.7894, to construct a three-story horizontal and vertical addition to the rear of the existing single-family dwelling. The subject property is located in an RH-1 (Residential, House, Single-Family,) District in a 40-X Height and Bulk District and in the Dolores Heights Special Use District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
25. 2004.1233D (I. WILSON: (415) 558-6163)
2549 POST STREET - south side between Baker and Lyon Streets; Lot 031 in Assessor's Block 1081 - **Request for Discretionary Review** of Building Permit Application No. 2004.10.14.6841, proposing to legalize the installation of property-line windows on the east side of the three-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.

6:00 P.M.

26. 2005.0524T (S. DENNIS: (415) 558-6314)
BETTER NEIGHBORHOODS PLUS TEXT AMENDMENTS - **Consideration of an Ordinance** [Board of Supervisors File Number 050601] which would establish a "Better Neighborhoods Planning and Implementation Process" by (a) adding Chapter 36 to the Administrative Code in order to set forth uniform procedures for developing comprehensive neighborhood plans, (b) amending Administrative Code

Section 3.4 to provide for integrated budget documents, and (c) adding Section 312A to the Planning Code regarding discretionary review for projects located within plan areas.

Preliminary Recommendation: Commission Holds Public Hearing

(Continued from Regular Meeting of July 14, 2005)

NOTE: ON AUGUST 4, 2005, FOLLOWING PUBLIC TESTIMONY, THE COMMISSION PRESIDENT DIRECTED THAT THIS ITEM BE CALENDARED FOR DISCUSSION AT ALL COMMISSION HEARINGS THROUGH SEPTEMBER 15, 2005—WITH POSSIBLE ACTION ON SEPTEMBER 15, 2005.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 15, 2005
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

SEP 12 2005

SAN FRANCISCO
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09-12-05 10:21 AM XERO

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast on Fridays at 8:00 P.M.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting: Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2000.1164E (P. MALTZER: (415) 558-5977)
1880-1886 MISSION STREET - Certification of Final Environmental Impact Report.
The project site on Assessor's Block 3547, on Lots 2A, 3, 4, and 29 is approximately 51,888 square feet in size and contains two existing buildings containing warehouse use and printing plant with offices. The project site is located at 1880-1886 Mission Street at 15th Street (northwest corner) bordered by 14th Street to the north, Mission Street to the east, 15th Street to the south and Julian Street to the west, within the Mission District neighborhood. The project site is located in a Heavy Commercial (C-M) zoning district, within a 65-B/50-X Height and Bulk district, as well as the Mission District Interim Controls district. The proposal is to demolish the two existing buildings and construct one seven-story plus basement building containing 194 dwelling units, including 39 affordable units, and 8,536 square feet (sf) of retail space. The basement and ground floor levels would contain 181 parking spaces with ingress and egress from 15th Street. The proposed project would require conditional use authorization by the Planning Commission pursuant to San Francisco Planning Code Section 303.
(Proposed for Continuance to October 6, 2005)
- 2a. 2000.1164E (P. MALTZER: (415) 558-5977)
1880-1886 MISSION STREET - Adoption of CEQA Findings. The project site on Assessor's Block 3547, on Lots 2A, 3, 4, and 29 is approximately 51,888 square feet in size and contains two existing buildings containing warehouse use and printing plant with offices. The project site is located at 1880-1886 Mission Street at 15th Street (northwest corner) bordered by 14th Street to the north, Mission Street to the east, 15th Street to the south and Julian Street to the west, within the Mission District neighborhood. The project site is located in a Heavy Commercial (C-M) zoning district, within a 65-B/50-X Height and Bulk district, as well as the Mission District Interim Controls district. The proposal is to demolish the two existing buildings and construct one seven-story plus basement building containing 194 dwelling units, including 39 affordable units, and 8,536 square feet (sf) of retail space. The basement and ground floor levels would contain 181 parking spaces with ingress and egress from 15th Street. The proposed project would require conditional use authorization by the Planning Commission pursuant to San Francisco Planning Code Section 303.
(Proposed for Continuance to October 6, 2005)
- 2b. 2003.0758C (J. PURVIS: (415) 558-6354)
1880-1886 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Request for Conditional Use authorization under Planning Code Sections 215, 271, 303, and 304 for a Planned Unit Development (PUD) exceeding bulk limits, and to allow construction of up to 194 dwelling units, 8,536 square feet of retail commercial space and up to 181 independently accessible off-street parking spaces, following the demolition of two light industrial buildings on the site. Exceptions

are requested from bulk, rear yard, off-street parking and dwelling unit exposure requirements of the Planning Code. The site is within a C-M (Heavy Commercial) Land Use District, and a 50-X and 65-B Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to October 6, 2005)

3. 2004.0196D (R. CRAWFORD: (415) 558-6358)
101 POPPY LANE - north side past Diamond Street. Assessor's Block 6713 Lot 056 - **Request for Discretionary Review** of Building Permit Application No.2004 0915 4254 to construct new three story, single family dwelling on a vacant interior lot, in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and modify the project.
(Continued from Regular Meeting of July 14, 2005)
(Proposed for Continuance to October 20, 2005)
4. 2005.0264DD (I. WILSON: (415) 558-6163)
680 27TH AVENUE - east side between Anza and Balboa Streets, Lot 020 in Assessor's Block 1569 - **Requests for Discretionary Review** of Building Permit Application No. 2003.07.08.8328, proposing to construct a 25-foot wide by 20-foot deep, three-story addition and a 17-foot wide by 12-foot deep deck (approximately five feet high) at the rear of the existing house, located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 15, 2005)
DISCRETIONARY REVIEW REQUESTS WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. Department's Work Program and Budget – Status Report

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2005.0185D (M. WOODS: (415) 558-6315)
1865 CLAY STREET - south side between Franklin Street and Van Ness Avenue; Lot 008 in Assessor's Block 0623 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.11.17.9505S, proposing to convert the building's authorized use from eight dwelling units to six dwelling units in an RM-3 (Residential, Mixed, Medium Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications, specifically, maintaining the ground floor two-bedroom unit and eliminating the second floor studio/guest room unit.
(Continued from Regular Meeting of July 14, 2005)
NOTE: On July 14, 2005, following public testimony, the Commission closed public hearing and entertained a motion to take Discretionary Review and allow conversion of the guest room to an occupiable legal dwelling. With a vote of +3 -3, the motion failed. Continued to September 15, 2005 by a vote +6 -0. Commissioner Bradford-Bell was absent.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 10a. 2004.0920EXV (J. MILLER: (415) 558-6344)
973 MARKET STREET - south side between Fifth and Sixth Streets, through to Stevenson Street, Lot 69 in Assessor's Block 3704, - **Review Under Planning Code Section 309 and request for Exceptions**, pursuant to a building permit application to convert a vacant commercial building to approximately 67 dwelling units. The ground floor and mezzanine level will retain their retail use. No exterior modifications to the Market Street facade are proposed as part of this permit. The project requires an Exception to the Code standards for rear-yard area, and will be the subject of a concurrent Variance Hearing before the Zoning Administrator. The site is in a C-3-G (Downtown General Commercial) District and a 120-X Height and Bulk District.
Preliminary recommendation: Approval with conditions
- 10b. 2004.0920EXV (J. MILLER: (415) 558-6344)
973 MARKET STREET - south side between Fifth and Sixth Streets, through to Stevenson Street, Lot 69 in Assessor's Block 3704 - **Request for Variances** of the Planning Code standards for dwelling-unit exposure and off-street parking in conjunction with the review of the conversion of a vacant commercial building to approximately 67 dwelling units. The project would provide no off-street parking in the existing historic building, where 17 spaces would be required. Thirty-six of the dwelling units would face a large new interior light court that does not meet dimensional requirements of Section 140. The site is in a C-3-G (Downtown General Commercial) District and a 120-X Height and Bulk District

H. REGULAR CALENDAR

11. 2003.0169ECV (M. SNYDER: (415) 575-6891)
385-399 FREMONT STREET - **Information Presentation on proposed project design.**
The proposed project is a 250-foot-tall, 25-story residential building of approximately 370,000 gross square feet (gsf) consisting of 195 dwelling units and about 195

underground parking spaces. The project site is located at the northeast corner of Harrison and Fremont Street in the block bounded by Folsom, Fremont, Harrison, and Beale Streets. Vehicular access to the parking garage would be from Fremont Street on the northern side of the building. Pedestrian access would be from a lobby facing Fremont Street. The site is subject to the Rincon Hill SUD RC-4 (Residential/Commercial High-Density) district controls, and a 250-R height/bulk district. This site is within the newly adopted Rincon Hill Downtown Residential (DTR) District, and within an 85/400-R height and bulk district.

12. 2002.0449E (T. CHAN: (415) 558-5982)
375 FREMONT STREET - Certification of a Final Environmental Impact Report. Subsequent to the publication of the Draft EIR, the project sponsor identified a new preferred alternative similar to Alternative B presented in the Draft EIR. The preferred project, called Alternative D, is a 250-foot-tall, 28-story residential building of approximately 349,071 gross square feet (gsf) consisting of 225 dwelling units and about 217 underground parking spaces. One existing two-story building on the site which totals approximately 46,500 gross square feet would be demolished. The 375 Fremont Street Hill Building, constructed in 1929, is a listed in four local surveys containing buildings that could be considered historic resources. The project site is located about mid-block on the eastern side of Fremont Street in the block bounded by Folsom, Fremont, Harrison, and Beale Streets. Vehicular access to the parking garage would be from Fremont Street on the northern side of the building. Pedestrian access would be from a lobby facing Fremont Street. The site is within the RC-4 (Residential/Commercial High-Density) district, and a 250-R height/bulk district. This site is within the newly adopted Rincon Hill Downtown Residential (DTR) District, which is awaiting final adoption by the Board of Supervisors. Should the Board of Supervisor adopt the propose Rincon Hill DTR, the proposed project would be in the new 85/400-R height and bulk district.
Preliminary Recommendation: Certify the Final Environmental Impact Report. Note: The public review period for the Draft Environmental Impact Report ended at 5:00 pm, January 6, 2005. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

(Continued from Regular Meeting of September 1, 2005)

13. 2002.0449C (M. SNYDER: (415) 575-6891)
375 FREMONT STREET - east side between Folsom Street and Harrison Street, Lot 006 in Assessor's Block 3747 - **Request for Conditional Use authorization** to allow for the construction of a residential project that would include approximately 225 dwelling units, 217 non-independently off-street parking spaces, two off-street loading spaces, in a structure that would be 250-feet tall and 28-stories. Conditional Use is required pursuant to Planning Code Section 253 for the construction of a structure greater than 40-feet in a Residential District, and pursuant to Planning Code Section 249.1(b)(1)(B) for the construction of a project that would have full lot coverage on a sloping lot in the Rincon Hill Special Use District. The project is being considered under the Planning Code Section 249.1, the Rincon Hill Special Use District, rather than the recently adopted new zoning controls for the Rincon Hill area as outlined in Planning Code Sections 827 and 309.1. Planning Code Section 175.7 allows the subject lot to pursue entitlements under the zoning controls in effect prior to the adoption of the zoning amendments implementing the Rincon Hill DTR District. Under the previous controls, the subject lot was in an RC-4 (Residential Commercial Mixed High Density) District, the Rincon Hill Special Use District, and a 250-R Height and Bulk District. Under the new adopted zoning, the project site is within the Rincon Hill DTR (Downtown Residential District), and a 400-R Height and Bulk District.
Preliminary Recommendation: Approval with modifications.

14. 2005.0256T (P. LORD: (415) 558-6311)
SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT RESIDENTIAL CONVERSION TO OTHER INSTITUTION - Consideration of an Ordinance amending San Francisco Planning Code by amending Section 724.1 to allow for conversion of upper floor residential units in the Sacramento Street Neighborhood Commercial District as a conditional use, where: the new use will be an Other Institution, Educational Service use, only one dwelling unit in building will be converted, and that unit is the only non-residential use in the building, and no legally residing tenant will be displaced; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of September 8, 2005)
15. 2004.1166C (M. WOODS: (415) 558-6315)
3220 SACRAMENTO STREET - north side between Lyon Street and Presidio Avenue; Lot 008, in Assessor's Block 1007 - **Request for Conditional Use authorization** under Planning Code Sections 121.1, 121.2, 303, 724.11, 724.21, 724.38 and 724.81 to modify an existing Conditional Use authorization for a Planned Unit Development under Motion No. 13578 (for Case No. 1992.498C at 3065 Jackson Street) for the expansion of an Other Institution (Large), Educational Service use (San Francisco University High School Annex Campus) at 3220 Sacramento Street; to allow an Other Institution (Large) use on the second and third floors; to allow a non-residential use size that exceeds 2,500 square feet, and on a lot that exceeds 5,000 square feet in area. The site is within the Sacramento Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 8, 2005)
16. 2005.0527D (G. CABREROS: (415) 558-6169)
1847 SCOTT STREET - west side between Pine and Bush Streets; Lot 003 in Assessor's Block 1050 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.17.5059, proposing to add two stories to an existing two-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application as revised
(Continued from Regular Meeting of August 11, 2005)
17. 2005.0224D (S. VELLVE: (415) 558-6263)
1615 FULTON AVENUE - south side between Central Avenue and Lyon Street, Lot 036 in Assessor's Block 1185 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.02.02.4568 proposing to legalize the conversion of the building's authorized use from four dwelling units to two dwelling units in an RH-3 (House, Three-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
18. 2002.0401DV (M. SNYDER: (415) 575-6891)
1740 20TH STREET - northeast corner of 20th Street and Wisconsin Street, lot 018 in Assessor's Block 4069 - **Request for Discretionary Review** of Building Permit Application No. 2002.12.26.4213 proposing to construct a one-story vertical addition and a rear horizontal addition. The property is within an RH-2 (House, Two-family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and approve the project as proposed.

19. 2005.0664ET (D. SIDER: (415) 558-6097)
MEDICAL CANNABIS DISPENSARY REGULATIONS INTRODUCED BY SUPERVISOR MIRKARIMI UNDER BOARD FILE NO. 051250 - Consideration of an Ordinance amending the San Francisco Planning Code by amending Sections 209.3, 217, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 810, 811, 812, 813, 814, 815, 816, 817, and 818, and by adding Sections 790.141, and 890.131, to: define medical cannabis dispensaries; prohibit dispensaries in residential-house and residential-mixed zoning districts; permit dispensaries elsewhere subject to restrictions based on a dispensary's proximity to schools, community centers and institutions for the treatment of addictive diseases; require adequate ventilation in dispensaries; prohibit the sale or distribution of alcohol at dispensaries; require Planning Department notice to interested individuals and properties within 300 feet of proposed dispensaries; require dispensaries operating before April 1, 2005 to obtain a permit within 18 months of the effective date of this legislation or cease operation; require a notice that permits for dispensaries are not intended to and do not authorize the violation of State or Federal law; and make environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan; amending the San Francisco Health Code by adding Sections 3200 through 3220, to: set medical marijuana possession guidelines; require a permit, business license, and business registration certificate for a medical cannabis dispensary; set out the application process for a medical cannabis permit; set out operating requirements for medical cannabis dispensaries; and set out the administrative process for imposing penalties and/or permit suspension or revocation for violations; amending the San Francisco Traffic Code by amending Sections 53 and 132, to create an infraction for double parking in front of a medical cannabis dispensary and set the fine at \$100; and, amending the San Francisco Business and Tax Regulations Code by amending Section 1, and by adding Sections 1.177 and 249.17, to authorize the Department of Health to issue medical cannabis dispensary permits and to set out the license fees for medical cannabis dispensaries.
20. 2005.0665ET: (D. SIDER: (415) 558-6097)
MEDICAL CANNABIS DISPENSARY REGULATIONS INTRODUCED BY SUPERVISOR SANDOVAL UNDER BOARD FILE NO. 051260 - Consideration of an Ordinance amending the San Francisco Planning Code by amending Sections 209.3, 217, 303, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 810, 811, 812, 813, 814, 815, 816, 817, and 818, and by adding Sections 790.141, and 890.131, to: define medical cannabis dispensaries; prohibit dispensaries in residential-house and residential-mixed zoning districts; permit dispensaries as conditional uses elsewhere subject to the restriction that no dispensary may be located within 1000 feet of another dispensary; provide additional conditional use criteria for evaluating proposed dispensaries relating to the proposed dispensary's proximity to schools, playgrounds, neighborhood centers, drug treatment centers, child care centers, and other medical cannabis dispensaries; allow medical cannabis dispensaries in operation prior to April 1, 2005 twelve months from the effective date of this legislation to obtain a conditional use permit or otherwise discontinue operation; prohibit dispensaries from applying for conditional use permits while they are under a notice of violation from the Planning Department or the subject of legal action by the City; require a notice on all dispensary permits that the permits are not intended to and do not authorize the violation of State or Federal law; and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
21. 2005.0772ET (D. SIDER: (415) 558-6097)
MEDICAL CANNABIS DISPENSARY REGULATIONS INTRODUCED BY SUPERVISOR ELSBERND UNDER BOARD FILE NO. 051455 - Consideration of an Ordinance amending the San Francisco Planning Code by amending Sections 209.3, 217, 710,

711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 810, 811, 812, 813, 814, 815, 816, 817, and 818, and by adding Sections 790.141, and 890.131, to: define medical cannabis dispensaries; prohibit dispensaries in residential-house and residential-mixed zoning districts; permit dispensaries elsewhere subject to restrictions based on a dispensary's proximity to other dispensaries, schools, community centers and institutions for the treatment of addictive diseases; require adequate ventilation in dispensaries; prohibit the sale or distribution of alcohol at dispensaries; require Planning Department notice to interested individuals and properties within 300 feet of proposed dispensaries; require dispensaries operating before April 1, 2005 to obtain a permit within 18 months of the effective date of this legislation or cease operation; require a notice that permits for dispensaries are not intended to and do not authorize the violation of State or Federal law; and make environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan; amending the San Francisco Health Code by adding Sections 3200 through 3220, to: set medical marijuana possession guidelines; require a permit, business license, and business registration certificate for a medical cannabis dispensary; set out the application process for a medical cannabis permit; limit the time period for submitting applications for medical cannabis dispensary permits; require an annual report from the Director of Public Health to the Board of Supervisors; set out operating requirements for medical cannabis dispensaries; and set out the administrative process for imposing penalties and/or permit suspension or revocation for violations; amending the San Francisco Traffic Code by amending Sections 53 and 132, to create an infraction for double parking in front of a medical cannabis dispensary and set the fine at \$100; and, amending the San Francisco Business and Tax Regulations Code by amending Section 1, and by adding Sections 1.177 and 249.17, to authorize the Department of Health to issue medical cannabis dispensary permits and to set out the license fees for medical cannabis dispensaries.

22. 2004.0546CE (J. NAVARRETE: (415) 558-5975)
680 ILLINOIS STREET - Appeal of a Preliminary Mitigated Negative Declaration. On Lots 3 and 7 of Block 3994, the project would demolish two concrete warehouse/garage structures at 680 Illinois Street and 550 18th Street and construct one 50-foot tall building consisting of 35 dwelling units, 9,128 square feet of retail/commercial space, and about 35 off-street parking spaces. The project would include 74,012 square feet in five-stories, and four commercial spaces on the ground floor. The 50,966-sf residential uses would have open space provided through a second story deck. The 10,580 sf parking garage would be at the ground floor and accessed from Illinois Street. The two warehouse structures located at 680 Illinois Street (or 2075 Third Street) and 550 18th Street are included in the *Central Waterfront Cultural Resource Survey*, the M-2 zoning district, and 50-X height and bulk district.
 Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
23. 2004.0546C (B. FU: (415) 558-6613)
680 ILLINOIS STREET - northwest corner of Illinois and 18th Streets, Lots 003 & 007 in Assessor's Block 3994 - **Request for Conditional Use authorization** under Planning Code Sections 215, 303, and 304 to create a new Planned Unit Development (PUD) to allow the construction of up to 35 dwelling units, 7,000 square feet of commercial space, and 41 independently accessible off-street parking spaces within a M-2 (Heavy Industrial) District with a 50-X Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16202. Exceptions are requested from density, off-street parking, and permitted obstructions, as mandated by the Planning Code.
 Preliminary Recommendation: Approval with Conditions

24. 2005.0565C (S.YOUNG: (415) 558-6346)
2110 CLEMENT STREET - north side between 22nd and 23rd Avenues; Lot 009 in Assessor's Block 1411 - **Request for Conditional Use authorization** under Sections 717.27, 186.1(b) and 303 of the Planning Code to legalize the extension of the hours of operation of an existing nonconforming full-service restaurant ("My Favorite Cafe") from 11 p.m. to 2 a.m. in the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of August 11, 2005)
- 25a. 2005.0492CV (G. CABREROS: (415) 558-6169)
2461-2463 LOMBARD STREET - south side between Divisadero and Scott Streets in an NC-3 (Moderate-scale, Neighborhood Commercial) District and a 40-X Height and Bulk District, Lot 024 in Assessor's Block 0937 - **Request for Conditional Use authorization** under Planning Code Sections 161(j) and 303 to reduce the parking requirement for the project where one off-street parking space is required. The proposal is to construct an additional dwelling unit within the ground floor of an existing two-story, one-unit cottage located at the rear of the subject lot. A three-story, two-unit building with a ground-floor commercial space exists at the front of the lot. No building expansion is proposed at either building. The project would result in a total of four dwelling units and one commercial space at the subject lot.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 11, 2005)
- 25b. 2005.0492CV (G. CABREROS: (415) 558-6169)
2461-2463 LOMBARD STREET - south side between Divisadero and Scott Streets, Lot 024 in Assessor's Block 0937 - **Request for rear yard, open space, dwelling unit exposure and non-complying structure variances** from Planning Code Sections 134, 135, 140 and 188 to construct an additional dwelling unit within the ground floor of an existing two-story, one-unit cottage at the rear of the subject lot located in an NC-3 (Moderate-scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 11, 2005)

5:00 P.M.

26. 2005.0524T (S. DENNIS: (415) 558-6314)
BETTER NEIGHBORHOODS PLUS TEXT AMENDMENTS - Consideration of an ordinance [Board of Supervisors File Number 050601] which would establish a "Better Neighborhoods Planning and Implementation Process" by (a) adding Chapter 36 to the Administrative Code in order to set forth uniform procedures for developing comprehensive neighborhood plans, (b) amending Administrative Code Section 3.4 to provide for integrated budget documents, and (c) adding Section 312A to the Planning Code regarding discretionary review for projects located within plan areas.
Preliminary Recommendation: Approve with Modifications
NOTE: On August 4, 2005, following public testimony, the commission president directed that this item be calendared for discussion at all commission hearings through September 15, 2005 with possible action on September 15, 2005.

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, September 22, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 19 2005

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;

William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.

And/Or

View the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes
William L. Lee and Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.1108E (V. MASS: (415) 558-5955)
450 FREDERICK STREET - Lot 012 of Assessor's Block 1262, bounded by Stanyan, Beulah and Shrader Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed demolition of a single-family residence and construction of a three-unit residence. The existing building is a 1,755-gross-square-foot (gsf) one-story-over-garage, single-family home, constructed in approximately 1897. The proposed project would result in the construction of a 5,550-gsf, four-story, three-unit residential building. The approximately 1,240-gsf ground floor would be used as a garage for the proposed three off-street parking spaces. The remaining three floors would each contain one two-bedroom dwelling unit. The proposed project would rise 40 feet from street level to the top of the parapet. The site is zoned RH-3 (House, Three-Family) and is in a 40-X height and bulk district.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for continuance to October 27, 2005)
2. 2004.0916L (M. SNYDER: (415) 575-6891)
900 INNES AVENUE - northeast side between Griffith and Winters Point Boulevard. Assessor's Block 4646 and Lot 007 - **Request for Landmark Designation** under Planning Code Sections 1004.1, 1004.2 as City Landmark No. 250. The subject property is within an NC-2 (Neighborhood Commercial - Small Scale) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of September 1, 2005)
Proposed for indefinite continuance)
3. 2004.1162D (R. CRAWFORD: (415) 558-6358)
266-272 CUMBERLAND STREET - north side between Church and Sanchez Streets. Assessor's Block 3600 Lot 076 - **Request for Discretionary Review of Building Permit Application No. 2004 0809 1048** to construct a one story vertical addition to the existing three story building, in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review, disapprove the vertical addition and allow interior modifications as proposed.
(Continued from Regular Meeting of August 11, 2005)
PROJECT SPONSOR WITHDREW THE PERMIT APPLICATION.

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. Department's Work Program and Budget – Status Report

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 8a. 2004.0374CR (B. FU: (415) 558-6613)
401 UNIVERSITY STREET - southeast corner of University and Bacon Streets, Lot 002, Assessor's Block 5973 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 234.2 and 303 to install a wireless telecommunications facility consisting of three panel antennas and related equipment cabinet on a new 30'-0" high, 6.5" to 8" thick flagpole on a vacant Location Preference 1 lot as a part of Sprint's wireless telecommunications network within a P (Public) Zoning District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Approval with Conditions.
NOTE: On September 1, 2005, following public testimony, the Commission closed public hearing and passed a motion of intent to deny by a vote +4 -2. Commissioners Antonini and Alexander voted no. Commissioner Bradford-Bell was absent. Final Language on September 22, 2005.

- 8b. 2004.0374CR (B. FU: (415) 558-6613)
401 UNIVERSITY STREET - southeast corner of University and Bacon Streets, Lot 002, Assessor's Block 5973 - **Request for General Plan Referral** pursuant to 4.105 of the City Charter to install a wireless telecommunications facility consisting of three panel antennas and related equipment cabinet on a new 30'-0" high, 6.5" to 8" thick flagpole on a vacant Location Preference 1 lot as a part of Sprint's wireless telecommunications network within a P (Public) Zoning District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Approval with Conditions.
NOTE: On September 1, 2005, following public testimony, the Commission closed public hearing and passed a motion of intent to deny by a vote +4 -2. Commissioners Antonini and Alexander voted no. Commissioner Bradford-Bell was absent. Final Language on September 22, 2005.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2004.0832Q (S. YOUNG: (415) 558-6346)
2145 CALIFORNIA STREET - south side between Laguna and Buchanan Streets, Lot 22 in Assessor's Block 0651, five-unit **residential condominium conversion** in an RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District. The proposal is to change the existing 5-unit residential building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 11, 2005)
10. 2004.0633C (M. Li (415) 558-6396)
268-272 MCALLISTER STREET - north side between Larkin and Hyde Streets, Lot 007 in Assessor's Block 0347 - **Request for Conditional Use authorization** to install a wireless telecommunications facility for Cingular Wireless (consisting of three antennas and four equipment cabinets) on the McAllister Hotel. One antenna will be attached to the side of an existing rooftop penthouse, one antenna will be concealed inside a false vent pipe on the roof, and one antenna will be attached to the front façade of the building. The equipment cabinets will be located in the basement of the building. The project site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District. The proposed facility meets Location Preference 5 of the WTS Facilities Siting Guidelines.
Preliminary Recommendation: Approval with conditions
- 11A. 2005.0282D (D. SIROIS: (415) 558-6313)
3975 19TH STREET - north side, between Sanchez & Noe, Lot 089, Assessor's Block 3601 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2005.04.01.8981, to demolish an existing single-family dwelling in an RH-2 (Residential, House, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.
- 11b. 2005.0283D (D.SIROIS: (415) 558-6313)
3975 19TH STREET - north side, between Sanchez & Noe, Lot 089, Assessor's Block 3601 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.04.01.8983, proposing to construct a six-story, two unit residential building with two off-street parking in an RH-2 (Residential, House, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the New Construction Permit.
- 12a. 2004.0284D (D.SIROIS: (415) 558-6313)
206 ACADIA STREET - east side, cross street Joost, Lot 022, Assessor's Block 6767 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2004.02.18.6669, to

demolish an existing single-family dwelling in an RH-1 (Residential, House, One-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.

- 12b. 2005.0680D (D.SIROIS: (415) 558-6313)
206 ACADIA STREET - east side, cross street Joost, Lot 022, Assessor's Block 6767 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.02.18.6670, proposing to construct a three-story, single-family residential building with two off-street parking in an RH-1 (Residential, House, One-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the New Construction Permit.
- 13a. 2005.0107D (M. SMITH: (415) 558-6322)
206 SURREY STREET - north side between Van Buren Street and Lippard Avenue, Lot 021 in Assessor's Block 6730 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2003.04.04.1519, proposing to demolish a two-story single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 13b. 2005.0154D (M. SMITH: (415) 558-6322)
206 SURREY STREET - north side between Van Buren Street and Lippard Avenue, Lot 021 in Assessor's Block 6730 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.04.04.1517, proposing to construct a two-story over garage single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

H. REGULAR CALENDAR

- 14a. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Conditional Use authorization** pursuant to Sections 209.1 and 228.3 of the Planning Code to convert a service station use to residential use and to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now vacant. This project is also seeking a Variance from the Planning Code, and is the subject of a request for Discretionary Review.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 11, 2005)
- 14b. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2003.04.25.3201, proposing to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3

(Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. This project is also seeking a Variance from the Planning Code, and requires Conditional Use authorization.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of August 11, 2005)

- 14c. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Variance** from the rear yard requirements of Planning Code Section 134. The proposal is to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. A Variance is required to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior corner of the lot of approximately 1,480 square feet. This project also requires Conditional Use authorization, and is the subject of a request for Discretionary Review.
(Continued from Regular Meeting of August 11, 2005)
15. 2005.0522C (E. TOPE: (415) 558-6316)
3041-3045 FILLMORE STREET - west side between Filbert and Union Streets, Lot 004 in Assessor's Block 0534 - **Request for Conditional Use authorization** pursuant to Planning Code Sections 303, 725.38 and 790.84 to allow a conversion from residential to nonresidential use on the second floor of a building in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert an approximately 1,280 square foot two-bedroom flat to office use (to be used in conjunction with Fredericksen's Paint store located on the ground floor).
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of August 11, 2005)
16. 2004.0546CE (J. NAVARRETE: (415) 558-5975)
680 ILLINOIS STREET - **Appeal of a Preliminary Mitigated Negative Declaration**. On Lots 3 and 7 of Block 3994, the project would demolish two concrete warehouse/garage structures at 680 Illinois Street and 550 18th Street and construct one 50-foot tall building consisting of 35 dwelling units, 9,128 square feet of retail/commercial space, and about 35 off-street parking spaces. The project would include 74,012 square feet in five-stories, and four commercial spaces on the ground floor. The 50,966-sf residential uses would have open space provided through a second story deck. The 10,580 sf parking garage would be at the ground floor and accessed from Illinois Street. The two warehouse structures located at 680 Illinois Street (or 2075 Third Street) and 550 18th Street are included in the *Central Waterfront Cultural Resource Survey*, the M-2 zoning district, and 50-X height and bulk district.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from the Regular Meeting of September 15, 2005)
17. 2004.0546C (B. FU: (415) 558-6613)
680 ILLINOIS STREET - northwest corner of Illinois and 18th Streets, Lots 003 & 007 in Assessor's Block 3994 - **Request for Conditional Use authorization** under Planning Code Sections 215, 303, and 304 to create a new Planned Unit Development (PUD) to allow the construction of up to 35 dwelling units, 7,000 square feet of commercial space, and 41 independently accessible off-street parking spaces within a M-2 (Heavy Industrial) District with a 50-X Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16202. Exceptions are requested

from density, off-street parking, and permitted obstructions, as mandated by the Planning Code.

Preliminary Recommendation: Approval with Conditions

(Continued from the Regular Meeting of September 15, 2005)

- 18a. 2005.0868ETM (D. SIDER: (415) 558-6697)
ESTABLISHING A VISITACION VALLEY COMMUNITY FACILITIES AND INFRASTRUCTURE FEE AND FUND. - Consideration of an Ordinance adding Planning Code Sections 319 through 319.7 to impose a \$4.58 per square foot fee on new residential development in the Visitacion Valley area, to establish a Visitacion Valley Community Facilities and Infrastructure Fund to mitigate impacts from residential development on public infrastructure in Visitacion Valley including libraries, streets, playgrounds, recreational facilities, and community centers, and making findings including findings under the California Environmental Quality Act
INFORMATIONAL ONLY
- 18b. 2005.0868ETM (D. SIDER: (415) 558-6697)
GENERAL PLAN AMENDMENT IN CONNECTION WITH THE EXECUTIVE PARK/CANDLESTICK COVE PROJECT. - Consideration of an Ordinance amending the San Francisco General Plan in connection with approvals for the proposed Executive Park -- Candlestick Cove Project; adopting findings pursuant to the California Environmental Quality Act; and adopting findings that the General Plan amendment is consistent with the General Plan and the eight Priority Policies of Planning Code Section 101.1.
INFORMATIONAL ONLY
- 19a. 2005.0626D (J. PURVIS: (415) 558-6354)
3350 20TH STREET - northwest corner of 20th and Shotwell Streets; Lot 015 in Assessor's Block 3594 - Request for Discretionary Review of Demolition Permit Application No. 2004.11.19.9724 to demolish a one-story Quonset hut used as a artist's live-work studio, and replace it with a mixed-use building with six dwelling units over garage and commercial space in an NC-2 (Small-Scale Neighborhood Commercial) Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do Not Take DR and Approve the Demolition.
(Continued from Regular Meeting of August 4, 2005)
- 19b. 2004.1022D (J. PURVIS: (415) 558-6354)
3350 20TH STREET - northwest corner of 20th and Shotwell Streets; Lot 015 in Assessor's Block 3594 - Request for Discretionary Review of Building Permit Application No. 2004.11.19.9736 to build a five-story building with six dwelling units over garage and commercial space following demolition of a commercial live/work studio in an NC-2 (Small-Scale Neighborhood Commercial) Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve the New Construction.
(Continued from Regular Meeting of August 4, 2005)

PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

2-19-0



NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meeting
Thursday
September 29, 2005

DOCUMENTS DEPT.

SÉP 23 2005

SAN FRANCISCO
PUBLIC LIBRARY

09-23-05P01 47 RCVD

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, September 29, 2005* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, October 6, 2005*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUE LEE
VICE-PRESIDENT	DWIGHT ALEXANDER
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	SHELLEY BRADFORD BELL
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	CHRISTINA OLAGUE

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

NOTES

1. 10/1/1911

2. 10/2/1911

3. 10/3/1911

4. 10/4/1911

5. 10/5/1911

6. 10/6/1911

7. 10/7/1911

8. 10/8/1911

9. 10/9/1911

10. 10/10/1911

11. 10/11/1911

12. 10/12/1911

13. 10/13/1911

14. 10/14/1911

15. 10/15/1911

16. 10/16/1911

17. 10/17/1911

18. 10/18/1911

19. 10/19/1911

20. 10/20/1911

21. 10/21/1911

22. 10/22/1911

23. 10/23/1911

24. 10/24/1911

25. 10/25/1911

26. 10/26/1911

27. 10/27/1911

28. 10/28/1911

29. 10/29/1911

30. 10/30/1911

31. 10/31/1911

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, October 6, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2005

SAN FRANCISCO
PUBLIC LIBRARY

10-03-05P02:29 RC72

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin¹ Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0876C (S. VELLVE: (415) 558-6263)
2000 VAN NESS AVENUE - northeast corner at the intersection of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595 - **Request for Conditional Use authorization** pursuant to Sections 209.6 and 303 of the Planning Code to install a total of six (6) antennas and related equipment cabinets on the roof of an existing 100-foot tall commercial structure, known as the Medical Arts Building, as part of AT&T's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District, the Van Ness Special Use District and an 80-D Height and Bulk District, the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to October 20, 2005)
2. 2004.0303C (K. MCGEE: (415) 558-6367)
401-407 VALENCIA STREET - southeast corner of Valencia and 15th Streets, Lot 029, Assessor's Block 3554 - **Request for Conditional Use authorization** pursuant to Sections 726.83 and 303 of the Planning Code to install a wireless telecommunications facility consisting of three (3) panel antennas and three (3) related equipment cabinets on an existing residential hotel, 'The Royan Hotel,' as a part of the Sprint PCS wireless telecommunications network within the Valencia Street Neighborhood Commercial Zoning District, a 50-X Height and Bulk Designation, and the Mission Alcoholic Beverage RUSD. The site is a Location Preference 6.
(Continued from Regular Meeting of September 8, 2005)
Preliminary Recommendation: Approval with conditions
PROJECT SPONSOR CANCELLED PROJECT

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions _____

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
6. Department's Work Program and Budget – Status Report

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. 2005.0866Q (M. SMITH: (415) 558-6322)
1115-1125 NOE STREET - east side between 24th and Jersey Streets, Lot 024A in Assessor's Block 6508 - **Public hearing to determine consistency of a proposed six-unit Condominium-Conversion Subdivision with the General Plan**, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Finding of consistency with the General Plan
8. 2005.0865Q (M. SMITH: (415) 558-6322)
271 CUMBERLAND STREET - south side between Sanchez and Church Streets, Lot 035 in Assessor's Block 3600 - **Public hearing to determine consistency of a proposed five-unit Condominium-Conversion Subdivision with the General Plan**, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Finding of consistency with the General Plan
- 9a. 2004.1087D (G. CABREROS: (415) 558-6169)
570 41ST AVENUE - east side between Geary Boulevard and Anza Street; Lot 016 in Assessor's Block 1504 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2004.08.23.2225, proposing to demolish a two-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
- 9b. 2004.1088D (G. CABREROS: (415) 558-6169)
570 41ST AVENUE - east side between Geary Boulevard and Anza Street; Lot 016 in Assessor's Block 1504 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.08.23.2228, proposing to construct a three-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

10. 2005.0451C (D. SIROIS: (415) 558-6313)
2001 37TH AVENUE (AKA ST. IGNATIUS COLLEGE PREPARATORY) - occupying the site bounded by 37th Avenue to the east, Rivera to the south, 39th Avenue to the west, and the West Sunset Playground to the North, Lot 6 on Assessor's Block 2094 - Request for **Conditional Use authorization** to amend a Planned Unit Development for the St. Ignatius College Preparatory campus pursuant to Planning Code Sections 209.3 and 304. The proposal is to construct a three-story, 15,450 square-foot addition to the rear of the existing Student Center. The new structures would house a choral music room, an enclosed batting facility, four new classrooms, a fitness room and other associated accessory uses. A new terrace is also proposed to be located on the roof of the choral music facility. The Project Site is located in an RH-1 (Residential, House, Single-Family) District and in a 40-X Height and Bulk.
 Preliminary Recommendation: Approval with Conditions
11. 2005.0612D (D. SIROIS: (415) 558-6313)
4591-4593 18TH STREET - south side between Douglass & Clover, Lot 029B, in Assessor's Block 2691 - **Mandatory Discretionary Review**, under the Planning Commission's Policy on Dwelling Unit Mergers, of Building Permit Application No. 2005.05.27.3634, proposing to convert a two-unit dwelling to a single-family dwelling. The subject property is located in an RH-2 (Residential, House, Two- Family) District in a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approved dwelling unit merger
12. 2005.0663C (S. MENDRIN: (415) 558-6625)
836 IRVING STREET - north side between 9th and 10th Avenues, Lot 025 in Assessor's Block 1741 - **Request for a Conditional Use authorization** pursuant to Planning Code Sections 303(c) and 730.44 to allow the establishment of a small self-service restaurant use as described in Section 790.91 within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to change the existing personal use "Irving Nail Salon" (nail salon & facials) to a small self-service restaurant "Toasties" (deli/coffee shop)? The interior space will be reconfigured to accommodate the proposed small self-service restaurant (approximately 995 square feet and 12 seats).
 Preliminary Recommendation: Approval with Conditions
13. 2004.0647C (J. PURVIS: (415) 558-6354)
2235 MISSION STREET - east side between 18th and 19th Streets; Lot 031 in Assessor's Block 3590 - **Request for Conditional Use authorization** under Planning Code Section 161(j) for a three-story vertical addition to an existing one-story-plus-mezzanine commercial building, resulting in a 50-foot-tall, mixed-use building with six dwelling units added over the existing 5,522 square feet of commercial space, with no off-street parking; within the NC-3 (Moderate-Scale Neighborhood Commercial) Use District, a 65-B Height and Bulk District, and within the Mixed-Use/Housing Overlay under Planning Commission Resolution No. 16727.
 Preliminary Recommendation: Approval with Conditions

G. REGULAR CALENDAR

14. 2004.0175DV (S. VELLVE: (415) 558-6263)
3075 PACIFIC AVENUE - south side between Baker and Lyon Streets; Lot 014C in Assessor's Block 975 - **Request for Discretionary Review** of Building Permit Application No. 2003.01.10.4985, proposing to add a full third-story addition to a two-story single-family home in an RH-1(D) (House, One-Family (Detached Dwelling)) District and a 40-X Height and Bulk District. The proposal is subject to a Side Yard Variance

request, which was heard on July 28, 2004 (Case No. 2004.0175V). The Zoning Administrator's decision is pending.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as revised
(Continued from Regular Meeting of September 8, 2005)

15. 2004.1233D (I. WILSON: (415) 558-6163)
2549 POST STREET - south side between Baker and Lyon Streets; Lot 031 in Assessor's Block 1081 - **Request for Discretionary Review** of Building Permit Application No. 2004.10.14.6841, proposing to legalize the installation of property-line windows on the east side of the three-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
(Continued from Regular Meeting of September 8, 2005)
16. 2005.0527D (G. CABREROS: (415) 558-6169)
1847 SCOTT STREET - west side between Pine and Bush Streets; Lot 003 in Assessor's Block 1050 - **Request for Discretionary Review** of Building Permit Application No. 2003.09.17.5059, proposing to add two stories to an existing two-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application as revised
(Continued from Regular Meeting of September 15, 2005)
17. 2005.0698C (M. SMITH: (415) 558-6322)
80 WEST PORTAL AVENUE - north side between Vicente Street and Ulloa Street, Lot 008 in Assessor's Block 2931 - **Request for Conditional Use authorization** pursuant to Planning Code Section 729.53 to establish a business/professional service operated by Guarantee Mortgage, located in the West Portal Avenue Neighborhood Commercial District and 26-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
18. 2005.0632C (M. SMITH: (415) 558-6322)
115 WEST PORTAL AVENUE - between Vicente Street and 14th Avenue, Lot 031 in Assessor's Block 2989B - **Request for Conditional Use authorization** pursuant to Planning Code Section 729.50 to establish a limited financial service operated by Sterling Bank & Trust, located in the West Portal Avenue Neighborhood Commercial District and 26-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
19. 2000.1164E (P. MALTZER: (415) 558-5977)
1880-1886 MISSION STREET - **Certification of Final Environmental Impact Report**.
The project site on Assessor's Block 3547, on Lots 2A, 3, 4, and 29 is approximately 51,888 square feet in size and contains two existing buildings containing warehouse use and printing plant with offices. The project site is located at 1880-1886 Mission Street at 15th Street (northwest corner) bordered by 14th Street to the north, Mission Street to the east, 15th Street to the south and Julian Street to the west, within the Mission District neighborhood. The project site is located in a Heavy Commercial (C-M) zoning district, within a 65-B/50-X Height and Bulk district, as well as the Mission District Interim Controls district. The proposal is to demolish the two existing buildings and construct one seven-story plus basement building containing 194 dwelling units, including 39 affordable units, and 8,536 square feet (sf) of retail space. The basement and ground floor levels would contain 181 parking spaces with ingress and egress from 15th Street. The

proposed project would require conditional use authorization by the Planning Commission pursuant to San Francisco Planning Code Section 303.

(Continued from Regular Meeting of September 15, 2005)

- 20a. 2000.1164E (P. MALTZER: (415) 558-5977)
1880-1886 MISSION STREET - Adoption of CEQA Findings. The project site on Assessor's Block 3547, on Lots 2A, 3, 4, and 29 is approximately 51,888 square feet in size and contains two existing buildings containing warehouse use and printing plant with offices. The project site is located at 1880-1886 Mission Street at 15th Street (northwest corner) bordered by 14th Street to the north, Mission Street to the east, 15th Street to the south and Julian Street to the west, within the Mission District neighborhood. The project site is located in a Heavy Commercial (C-M) zoning district, within a 65-B/50-X Height and Bulk district, as well as the Mission District Interim Controls district. The proposal is to demolish the two existing buildings and construct one seven-story plus basement building containing 194 dwelling units, including 39 affordable units, and 8,536 square feet (sf) of retail space. The basement and ground floor levels would contain 181 parking spaces with ingress and egress from 15th Street. The proposed project would require conditional use authorization by the Planning Commission pursuant to San Francisco Planning Code Section 303.
(Continued from Regular Meeting of September 15, 2005)
- 20b. 2003.0758C (J. PURVIS: (415) 558-6354)
1880-1886 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Request for Conditional Use authorization under Planning Code Sections 215, 271, 303, and 304 for a Planned Unit Development (PUD) exceeding bulk limits, and to allow construction of up to 194 dwelling units, 8,536 square feet of retail commercial space and up to 181 independently accessible off-street parking spaces, following the demolition of two light industrial buildings on the site. Exceptions are requested from bulk, rear yard, off-street parking and dwelling unit exposure requirements of the Planning Code. The site is within a C-M (Heavy Commercial) Land Use District, and a 50-X and 65-B Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of September 15, 2005)
21. 2002.0449E (T. CHAN: (415) 558-5982)
375 FREMONT STREET - Certification of a Final Environmental Impact Report. Subsequent to the publication of the Draft EIR, the project sponsor identified a new preferred alternative similar to Alternative B presented in the Draft EIR. The preferred project, called Alternative D, is a 250-foot-tall, 28-story residential building of approximately 349,071 gross square feet (gsf) consisting of 225 dwelling units and about 217 underground parking spaces. One existing two-story building on the site which totals approximately 46,500 gross square feet would be demolished. The 375 Fremont Street Hill Building, constructed in 1929, is a listed in four local surveys containing buildings that could be considered historic resources. The project site is located about mid-block on the eastern side of Fremont Street in the block bounded by Folsom, Fremont, Harrison, and Beale Streets. Vehicular access to the parking garage would be from Fremont Street on the northern side of the building. Pedestrian access would be from a lobby facing Fremont Street. The site is within the RC-4 (Residential/Commercial High-Density) district, and a 250-R height/bulk district. This site is within the newly adopted Rincon Hill Downtown Residential (DTR) District, which is awaiting final adoption by the Board of Supervisors. Should the Board of Supervisor adopt the propose Rincon Hill DTR, the proposed project would be in the new 85/400-R height and bulk district.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
Note: The public review period for the Draft Environmental Impact Report ended at 5:00 pm, January 6, 2005. The Planning Commission does not conduct public

review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

(Continued from Regular Meeting of September 15, 2005)

- 22a. 2002.0449CV (M. SNYDER: (415) 575-6891)
375 FREMONT STREET - east side between Folsom Street and Harrison Street, Lot 006 in Assessor's Block 3747 - **Request for Conditional Use authorization** to allow for the construction of a residential project that would include approximately 225 dwelling units, 217 non-independently off-street parking spaces, two off-street loading spaces, in a structure that would be 250-feet tall and 28-stories. Conditional Use is required pursuant to Planning Code Section 253 for the construction of a structure greater than 40-feet in a Residential District, and pursuant to Planning Code Section 249.1(b)(1)(B) for the construction of a project that would have full lot coverage on a sloping lot in the Rincon Hill Special Use District. The project is being considered under the Planning Code Section 249.1, the Rincon Hill Special Use District, rather than the recently adopted new zoning controls for the Rincon Hill area as outlined in Planning Code Sections 827 and 309.1. Planning Code Section 175.7 allows the subject lot to pursue entitlements under the zoning controls in effect prior to the adoption of the zoning amendments implementing the Rincon Hill DTR District. Under the previous controls, the subject lot was in an RC-4 (Residential Commercial Mixed High Density) District, the Rincon Hill Special Use District, and a 250-R Height and Bulk District. Under the new adopted zoning, the project site is within the Rincon Hill DTR (Downtown Residential District), and a 400-R Height and Bulk District.
Preliminary Recommendation: Approval with modifications.
(Continued from Regular Meeting of September 15, 2005)
- 22b. 2002.0449CV (M. SNYDER: (415) 575-6891)
375 FREMONT STREET - east side between Folsom Street and Harrison Street, Lot 006 in Assessor's Block 3747 - **Request for Parking, Loading, and upper floor setback variances** to allow for the construction of a residential project that would include approximately 225 dwelling units, 217 non-independently off-street parking spaces, two off-street loading spaces, in a structure that would be 250-feet tall and 28-stories. Pursuant to Planning Code Section 151 and 249.1(c)(3), one parking space is required for each dwelling unit; the proposal only includes up to 217 parking spaces (193 independently accessible, and 24 tandem). Pursuant to Planning Code Section 249.1(c)(3), 50-percent of the frontage is required to be setback by 25-feet at a height of 50-feet; the proposal does not include such a setback. Pursuant to Planning Code Section 152 and 155, the project is required to include two independently access off-street loading spaces; one of the proposed two loading spaces would not be independently accessible. The project is being considered under the Planning Code Section 249.1, the Rincon Hill Special Use District, rather than the recently adopted new zoning controls for the Rincon Hill area as outlined in Planning Code Sections 827 and 309.1. Planning Code Section 175.7 allows the subject lot to pursue entitlements under the zoning controls in effect prior to the adoption of the zoning amendments implementing the Rincon Hill DTR District. Under the previous controls, the subject lot was in an RC-4 (Residential Commercial Mixed High Density) District, the Rincon Hill Special Use District, and a 250-R Height and Bulk District. Under the new adopted zoning, the project site is within the Rincon Hill DTR (Downtown Residential District), and a 400-R Height and Bulk District.
(Continued from Regular Meeting of September 15, 2005)
23. 2002.1129E (L. GIBSON: (415) 558-5993)
SAN FRANCISCO MARINA RENOVATION PROJECT - **Draft Environmental Impact Report Public Hearing**. The proposed project is the renovation of the San Francisco

Marina at 3950 Scott Street (Assessor's Block 900, Lot 003). Water-side improvements would include installation of three new breakwater structures and the removal of two existing breakwater structures; reconstruction of portions of the degraded rip-rap slopes around the interior shorelines of the marina and along the outer seawall (between the St. Francis and Golden Gate Yacht Clubs); maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation of an oily water and sewage pump-out facility and refurbishment of two sewage pump-out facilities; upgrade of electrical and water services to the new floating docks; and improved lighting on the docks. Land-side improvements would include renovation of marina restroom, shower, and office buildings; conversion of a vacant building (former Navy Degaussing Station) into office space; construction of a new 1,000-square-foot maintenance building; and restriping of existing parking lots. The project site is within a P (Public) Use District and an OS (Open Space) Height and Bulk District.

Preliminary Recommendation: No Action Required. Public hearing to receive comments only.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on October 20, 2005.

6:30 P.M.

24. 2005.0868ETM (D. SIDER: (415) 558-6697)
ESTABLISHING A VISITACION VALLEY COMMUNITY FACILITIES AND INFRASTRUCTURE FEE AND FUND. - Consideration of an Ordinance adding Planning Code Sections 319 through 319.7 to impose a \$4.58 per square foot fee on new residential development in the Visitacion Valley area, to establish a Visitacion Valley Community Facilities and Infrastructure Fund to mitigate impacts from residential development on public infrastructure in Visitacion Valley including libraries, streets, playgrounds, recreational facilities, and community centers, and making findings including findings under the California Environmental Quality Act
Preliminary Recommendation: Pending
25. 2005.0868ETM (K. MCGEE: (415) 558-6367)
GENERAL PLAN AMENDMENT IN CONNECTION WITH THE EXECUTIVE PARK/CANDLESTICK COVE PROJECT. - Consideration of an Ordinance amending the San Francisco General Plan in connection with approvals for the proposed Executive Park - Candlestick Cove Project; adopting findings pursuant to the California Environmental Quality Act; and adopting findings that the General Plan amendment is consistent with the General Plan and the eight Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Pending
26. (J. JARAMILLO/J. RUBIN: (415) 558-6818/558-6310)
EASTERN NEIGHBORHOODS PLANNING STUDY - Informational presentation on the Eastern Neighborhoods rezoning. The presentation will include information on status of the Eastern Neighborhoods rezoning, which includes Showplace Square, Mission, Potrero Hill, Central Waterfront, Bayview, and parts of South of Market. A staff report will be available in conjunction with the presentation.
Preliminary Recommendation: Informational Presentation, No action Requested
27. 2005.0524T (S. DENNIS: (415) 558-6314)
BETTER NEIGHBORHOODS PLUS TEXT AMENDMENTS - Consideration of an ordinance [Board of Supervisors File Number 050601] which would establish a "Better Neighborhoods Planning and Implementation Process" by (a) adding Chapter 36 to the Administrative Code in order to set forth uniform procedures for developing comprehensive neighborhood plans, (b) amending Administrative Code Section 3.4 to

provide for integrated budget documents, and (c) adding Section 312A to the Planning Code regarding discretionary review for projects located within plan areas.

Preliminary Recommendation: Approve with Modifications

NOTE: On August 4, 2005, following public testimony, the commission president directed that this item be calendared for discussion at all commission hearings through September 15, 2005 with possible action on September 15, 2005.

NOTE: On September 15, 2005, the commission continued the item to October 6, 2005 by a vote +4 -0. Commissioners Hughes, Olague, W. Lee were absent.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday* *October 13, 2005*

13/05
cancelled

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, October 13, 2005* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, October 20, 2005*.

Linda D. Avery
Commission Secretary

DOCUMENTS DEPT.

OCT - 7 2005

PLANNING COMMISSION ROSTER

PRESIDENT	SUE LEE
VICE-PRESIDENT	DWIGHT ALEXANDER
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	SHELLEY BRADFORD BELL
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	CHRISTINA OLAGUE

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10-07-05P02 12 RCY

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, October 20, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT 17 2005

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10-17-05P02:05 RCL

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And/or

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's view.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0196D (R. CRAWFORD: (415) 558-6358)
101 POPPY LANE - north side past Diamond Street. Assessor's Block 6713 Lot 056 - **Request for Discretionary Review** of Building Permit Application No.2004 0915 4254 to construct new three story, single family dwelling on a vacant interior lot, in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and modify the project.
(Continued from Regular Meeting of September 15, 2005)
(Proposed for Continuance to October 27, 2005)
2. 2005.0796T (J. SWITZKY: (415) 575-6815)
C-3 DISTRICT PARKING CONTROL MODIFICATIONS - **Consideration of an Ordinance amending San Francisco Planning Code by amending Section 151, 151.1, 154, 155, 155.5, 166 and 167** to impose new requirements in C-3 Zoning Districts regarding permitted off-street parking and loading, allowed off-street freight loading and service vehicle spaces, bicycle parking, car sharing, to separate parking costs from housing costs and adopting environmental findings and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Pending
(Proposed for Continuance to October 27, 2005)
3. 425 FIRST STREET (ONE RINCON HILL) - Motion to Waive Rincon Hill Community Infrastructure Impact Fees per Section 318.3(f) - The Planning Commission approved a project at 425 First Street on August 4, 2005, that includes approximately 710 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupiable square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project construction is divided into two phases, the first of which would require a payment of approximately \$4,580,000. The project sponsor has entered into a Waiver Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to secure the formation of a Community Facilities (Mello-Roos) District and to take all necessary steps to support the construction of a portion of the public improvements, equal to the value owed by the sponsor, and described in the Planning Code 318.6 and in the Rincon Hill Plan.
Preliminary Recommendation:
(Proposed for Continuance to October 27, 2005)
4. 2005.1270DDD (M. SMITH: (415) 558-6332)
4231-33 24TH STREET - south side between Diamond and Douglass Streets, Lot 044 in Assessor's Block 6505 - **Requests for Discretionary Review** of Building Permit Application No. 2004.07.19.9187, proposing to construct a one-story vertical addition on

a nonconforming mixed-use building, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Proposed for Continuance to November 17, 2005)

5. 2004.0646E (R. DEAN: (415) 558-5980)
263-265 DOLORES STREET - Appeal of Preliminary Mitigated Negative Declaration
- construction of three-unit residential building. The proposed project is the construction of a new four-story, three-unit residential building to the rear of an existing three-story, three-unit residential building. The project would result in a total of six off-street parking spaces provided at ground-level in the new building. The project would require demolition of an existing carport/storage structure. The proposed project site is located on the eastside of Dolores Street between 15th and 16th Streets, Assessor's Block 3556, Lot 30. The project site is located in the RM-1 (Residential, Mixed, Low Density) District and within the 40-x Height and Bulk District.
Preliminary Recommendation:
(Continued from Regular Meeting of September 8, 2005)
(Proposed for Continuance to December 8, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. Discussion of Dwelling Unit Mergers

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

10. 2004.0895C (R. CRAWFORD: (415) 558-6358)
4 CRAUT STREET - south side (at Mission and Trumbull Streets, Assessor's Block 5868 Lots 006 and 007) - Request for Conditional Use authorization under Planning Code Sections 121.1 to develop a lot greater than 10,000 square feet in area in a NC-2 district. The Project would construct a three-story mixed-use building with 18 dwelling units and 1,500 square feet of commercial space. The subject property is 14,076 square feet in area. This project lies within a NC-2 (Small Scale Neighborhood Commercial) District and within the 40-X Height and Bulk Districts.
Preliminary Recommendation: Approval

F. REGULAR CALENDAR

- 11a. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2111 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.21.3730, proposing to convert the existing single-family dwelling at 600 Kansas Street into a two-family dwelling following the subdivision of an existing lot into two lots, with off-street parking provided on the newly created adjacent lot, subject to granting of a parking variance by the Zoning Administrator; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary review and approve the building permit as it has been submitted.
(Continued from Regular Meeting of September 8, 2005)
- 11b. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2101-2103 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.21.3740, proposing to construct a new two-family dwelling on a newly created lot at the southwest corner of Kansas and 18th Streets following the subdivision of an existing lot into two lots; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary review and approve the building permit as it has been submitted.
(Continued from Regular Meeting of September 8, 2005)
- 11c. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2111 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Parking and Rear yard Variances** to subdivide a 5,000 square-foot lot into two lots, with an existing single-family dwelling on one 2,950 square-foot lot fronting solely on 18th Street and a proposed new two-family dwelling to be built at the corner on a 2,050 square-foot lot. The rear yard for the existing building would be provided within a 15-foot setback on the east side (between the existing and proposed buildings) and no off-street parking would be proposed for this lot, requiring both rear yard and parking variances; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 8, 2005)
12. 2005.0672DDD (R. CRAWFORD: (415) 558-6358)
324 LIBERTY STREET - north side between Church and Sanchez Streets. Assessor's Block 3605, Lot 042A - **Request for Discretionary Review** of Building Permit Application No. 2005 0502 1301 to remove an existing rear deck and construct a one story addition to the rear, in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
13. 2005.0751D (G. CABREROS: (415) 558-6169)
733 27TH AVENUE - west side between Balboa and Cabrillo Streets; Lot 003 in Assessor's Block 1617 - **Request for Discretionary Review** of Building Permit Application No. 2004.05.12.3640, proposing to construct a new third floor, a rear horizontal addition and a side horizontal addition to the existing two-story, two-unit

building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

14. 2005.0270D (S. YOUNG: (415) 558-6346)
655 43RD AVENUE - west side between Anza and Balboa Streets; Lot 009 in Assessor's Block 1586 - **Request for Discretionary Review** of Building Permit Application No. 2004.08.03.0516, proposing to construct a two-level horizontal addition at the first and second floors, two-level decks, and egress stairs at the rear of a three-story, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
15. 2005.0622D (T. WANG: (415) 558-6335)
19 ROSEWOOD DRIVE - northeast side between Brentwood Avenue and Ravenwood Drive; Lot 035 in Assessor's Block 3039 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.21.7964, proposing to alter and add to the existing two-story over basement, single-family dwelling in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
16. 2004.0603D (M. SMITH: (415) 558-6332)
195 MIRALOMA DRIVE - east side at Yerba Buena Avenue, Lot 043 in Assessor's Block 2973A - **Request for Discretionary Review** of Building Permit Application No. 2005.04.05.9206, proposing to construct a horizontal addition that would partially infill the courtyard at the rear of a single-family dwelling and construct a horizontal addition at the garage level at the front of the building, located in a RH-1(D) [Residential, House, One-Family (Detached)] District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
- 17a. 2005.0810D (M. SMITH: (415) 558-6332)
1070 SANCHEZ STREET - west side between 24th and Elizabeth Street, Lot 003 in Assessor's Block 3654 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2004.05.27.5002, proposing to demolish a one-story over garage single-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 17b. 2004.0811D (M. SMITH: (415) 558-6332)
1070 SANCHEZ STREET, west side between 24th and Elizabeth Street, Lot 003 in Assessor's Block 3654 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.05.27.5004, proposing to construct a three-story over garage two-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
18. 2005.0258D (D. WASHINGTON: (415) 558-6443)
74 WHITNEY STREET - west side of Whitney Street. Assessor's Block 6654 Lot 020 - **Request for Discretionary Review** to construct a new third-story to an existing two-story

single family residence in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

19. 2004.0876C (S. VELLVE: (415) 558-6263)
2000 VAN NESS AVENUE - northeast corner at the intersection of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595 - **Request for Conditional Use authorization** pursuant to Sections 209.6 and 303 of the Planning Code to install a total of six (6) antennas and related equipment cabinets on the roof of an existing 100-foot tall commercial structure, known as the Medical Arts Building, as part of AT&T's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District, the Van Ness Special Use District and an 80-D Height and Bulk District, the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 6, 2005)
20. 2001.1149E (P. MALTZER: (415) 558-5977)
SUNOL/NILES DAM REPLACEMENT PROJECT - **Consider authorizing the Environmental Review Officer to take supplemental public testimony at an additional hearing on the Draft EIR for the San Francisco Public Utilities Commission's Sunol/Niles Dam Replacement Project in a jurisdiction outside the City and County of San Francisco.** The Planning Commission is scheduled to hold a hearing on the draft EIR on December 1, 2005. The Planning Commission may also authorize the Environmental Review Officer to hold additional public hearings, as provided in San Francisco Administrative Code Sections 31.05 and 31.14. Because the Sunol/Niles Dam Replacement Project will affect the area in and around the Sunol Valley, which is near the city of Fremont in Alameda County, the Environmental Review Officer recommends holding an additional public hearing in Fremont and is requesting authorization from the Planning Commission to do so.
Preliminary recommendation: Authorize the Environmental Review Officer to conduct an additional public hearing on the Draft EIR for the Sunol/Niles Dam Replacement Project in Fremont, CA.
21. 2005.0301L (M. LUELLEN: (415) 558-6478)
2151 VAN NESS AVENUE, ST. BRIGID CHURCH - southwest corner of Van Ness Avenue and Broadway. Assessor's Block 0575, Lot 15 - The proposal is to **designate the property as City Landmark No. 252.** Constructed between 1902 and 1904, St. Brigid Church was built in a "Richardsonian Romanesque Revival" style over several phases. The subject property is within an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Avenue Special Use District, and an 80-D Height and Bulk District. Request for the Planning Commission to adopt a resolution approving the designation of St. Brigid Church and recommending to the Board of Supervisors that they approve the designation that they initiated on April 1, 2005.
Preliminary Recommendation: Adopt a resolution supporting landmark designation.
22. 2004.0027E (J. NAVARRETE: (415) 558-5975)
900 MINNESOTA - **Public Hearing Draft Environmental Impact Report** - The proposed project would include the development of approximately 142 residential units, approximately 6,300 gross square feet (gsf) of office space, about 2,100 gsf of café space, and a 168-space underground parking garage on an approximately two-acre site in San Francisco's Central Waterfront district. The project site is located on the northern half of the 900 block of Minnesota Street, between 20th and 22nd Streets, at the street addresses of 900, 910-12 Minnesota Street and 833 Indiana Street (Assessor's Block

4106; Lot 27). The project site, which is currently unoccupied, consists of six buildings totaling approximately 144,000 square feet; a surface parking area; and three gardens and other landscaping, that make up the C. Schilling & Co. Wine Cellars complex, a contributor to the Dogpatch Historic District. The site was most recently the headquarters of the Esprit de Corp. clothing company. The proposed project would be developed through adaptive reuse of two large brick buildings, demolition of four structures, and new construction. The portion of the project site for which new development is proposed is within an M-2 (Heavy Industrial) District, and the southwestern portion of the site is within an RH-3 (Residential, House Three-Family) District. The site is also located within the Central Waterfront Better Neighborhoods Plan Area, and the Dogpatch Historic District. Preliminary Recommendation: No Action Required. Public hearing to receive comments only.

Note: Written comments will be received at the Planning Department until 5:00 p.m., on October 25, 2005

6:00 P.M.

23. 2005.0524T (S. DENNIS: (415) 558-6314)
BETTER NEIGHBORHOODS PLUS TEXT AMENDMENTS - Consideration of an ordinance [Board of Supervisors File Number 050601] which would establish a "Better Neighborhoods Planning and Implementation Process" by (a) adding Chapter 36 to the Administrative Code in order to set forth uniform procedures for developing comprehensive neighborhood plans, (b) amending Administrative Code Section 3.4 to provide for integrated budget documents, and (c) adding Section 312A to the Planning Code regarding discretionary review for projects located within plan areas.
 Preliminary Recommendation: Approve with Modifications
 (Continued from Regular Meeting of October 6, 2005)
NOTE: On August 4, 2005, following public testimony, the commission president directed that this item be calendared for discussion at all commission hearings through September 15, 2005 with possible action on September 15, 2005.
NOTE: On September 15, 2005, the commission continued the item to October 6, 2005 by a vote +4 -0. Commissioners Hughes, Olague, W. Lee were absent.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 27, 2005
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

OCT 24 2005

SAN FRANCISCO
PUBLIC LIBRARY

10-24-05 P02:40 RCW

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;

William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/stgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5154 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sot@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0456EC (K. AMDUR: (415) 558-6351)
55 PAGE STREET - south side between Franklin and Gough Streets, Lot 9 (formerly Lots 7 and 8) in Assessor's Block 854 - **Request for Conditional Use authorization** to modify conditions of approval for a previously approved residential project proposed for the subject site but not yet constructed. That project would remodel an existing building at 49 Page Street demolish an existing building at 53 Page St., and construct an 8-story residential building with 128 dwelling units, ground floor commercial space and 126 parking spaces in a below-grade parking garage. The proposed modifications would change conditions of approval (1) related to the Below Market Rate (BMR) units, to allow them to be sold rather than restricting them to rental tenure only and (2) to "un-bundle" the residential parking spaces (to allow units to be sold without parking spaces). This project is within an NC-3 District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval w/conditions to "un-bundle" parking and Disapproval of ownership tenure for BMR units.
(Continued from the Regular Meeting of September 22, 2005)
(Proposed for Continuance to November 3, 2005)
- 2a. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 215(a) to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units. Variances are sought for off-street parking, open space and rear yard. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
Preliminary Recommendation: Pending
(Proposed for Continuance to November 17, 2005)
- 2b. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Variances** from the Zoning Administrator for off-street parking, open space and rear yard in order to allow conversion of approximately 4,000 gross square feet of commercial space to five new dwellings units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
(Proposed for Continuance to November 17, 2005)
- 2c. 2005.0481V (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Request for Variances** from the Zoning Administrator for off-street parking,

open space and rear yard to allow conversion of approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.

(Proposed for Continuance to November 17, 2005)

3. 2003.1108E (V. MASS: (415) 558-5955)
450 FREDERICK STREET - Lot 012 of Assessor's Block 1262, bounded by Stanyan, Beulah and Shrader Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed demolition of a single-family residence and construction of a three-unit residence. The existing building is a 1,755-gross-square-foot (gsf) one-story-over-garage, single-family home, constructed in approximately 1897. The proposed project would result in the construction of a 5,550-gsf, four-story, three-unit residential building. The approximately 1,240-gsf ground floor would be used as a garage for the proposed three off-street parking spaces. The remaining three floors would each contain one two-bedroom dwelling unit. The proposed project would rise 40 feet from street level to the top of the parapet. The site is zoned RH-3 (House, Three-Family) and is in a 40-X height and bulk district.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of September 22, 2005)
(Proposed for Continuance to December 15, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption:
- Draft Minutes of Regular Meeting of January 27, 2005.
 - Draft Minutes of Regular Meeting of September 1, 2005.
 - Draft Minutes of Planning Director Search Subcommittee for July 21, 2005.
 - Draft Minutes of Regular Meeting of July 21, 2005.
 - Draft Minutes of Regular Meeting of August 4, 2005.
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. 2005.0632C (M. SMITH: (415) 558-6322)
115 WEST PORTAL AVENUE - between Vicente Street and 14th Avenue, Lot 031 in Assessor's Block 2989B - Request for Conditional Use authorization pursuant to Planning Code Section 729.50 to establish a limited financial service operated by Sterling Bank & Trust, located in the West Portal Avenue Neighborhood Commercial District and 26-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 6, 2005)
NOTE: On October 6, 2005, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +7 –0. Final language on October 27, 2005.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2005.0716D (R. CRAWFORD: (415) 558-6358)
3976-3980 26TH STREET - north side between Sanchez and Church Streets, Lot 019 in Assessor's Block 6552 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005 0603 4162 proposing to permit the merger of four dwelling units into three dwelling units in a structure located in an RH-2 (Residential, House, Two-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
10. 2005.0851C (K. AMDUR: (415) 558-6351)
535 MISSION STREET - south side between 1st and 2nd Streets, Lots 68 and 83 in Assessor's Block 3721 - Request under Planning Code Sections 156(h) and 303 for the reauthorization of a previously-approved conditional use authorization for a temporary parking lot. The project site was first approved for a temporary (two years) parking lot by the Commission on October 3, 2002, in Motion No. 16465. The original approval allows the two-year authorization to be extended at the discretion of the Planning Commission. The site is within a C-3-O (Downtown Office) District and a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
11. 2004.0305C (D.SIROIS: (415) 558-6313)
1111 JUNIPERO SERRA BOULEVARD (AKA UNITED METHODIST CHURCH) - east side, between Shields & 19th Avenue, Lot 24 on Assessor's Block 7080 - Request for Conditional Use authorization under Planning Code Section 209.6(b) to install six cellular panel antennas and associated equipment at the United Methodist Church as part of wireless transmission network operated by Cingular Wireless. The Project Site is located in an RH-1 (Residential, House, Single-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

- 12a. 2005.0627XV (D. DIBARTOLO: (415) 558-6291)
410 JESSIE STREET - corner of 5th and Jessie Streets, Lot 002 (formerly lots 079 through 112) in Assessor's Block 3704 - **Request for Determination of Compliance and Exceptions** under Section 309 of the Planning Code. The project would convert floors 2 through 4 of the historic 10-story Hales Warehouse and Food Shop building into approximately 24 residential dwelling units. The proposed conversion would not affect the building's exterior and would preserve all character defining features. Floors 2-4 would be converted into 8 units on each floor (Floor 2 currently contains office use and floors 3 and 4 each contain a single live/work unit per floor. The project would provide code-complying residential parking by converting six existing non-required commercial parking to residential use. The Zoning Administrator will concurrently consider a Variance request. The site is located in a C-3-G (Downtown General Commercial) District and a 90-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 12b. 2005.0627XV (D. DIBARTOLO: (415) 558-6291)
410 JESSIE STREET - corner of 5th and Jessie Streets, Lot 002 (formerly lots 079 through 112) in Assessor's Block 3704 - **Request for a Variance** pursuant to a Building Permit Application to convert floors 2 through 4 of an existing building into approximately 24 residential dwelling units. The project would provide a code-complying amount of open space for the new dwellings units, on an existing roof deck on the building at 418 Jessie Street, an adjoining building currently undergoing residential conversion. The site is located in a C-3-G (Downtown General Commercial) District and a 90-X Height and Bulk District.

E. REGULAR CALENDAR

13. 2004.0196D (R. CRAWFORD: (415) 558-6358)
101 POPPY LANE - north side past Diamond Street, Assessor's Block 6713 Lot 056 - **Request for Discretionary Review** of Building Permit Application No.2004 0915 4254 to construct a new three story, single family dwelling on a vacant interior lot, in an RH-1 (Residential, House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and modify the project.
(Continued from Regular Meeting of October 20, 2005)
NOTE: On July 14, 2005, following public testimony, the Commission closed public hearing and continued it to September 15, 2005 by a vote +6 -0 to allow the parties to work out a better plan. Commissioner Bradford-Bell was absent. Public testimony is required in any new information presented.
14. 2005.0663C (S. MENDRIN: (415) 558-6625)
836 IRVING STREET - north side between 9th and 10th Avenues, Lot 025 in Assessor's Block 1741 - **Request for Conditional Use** authorization pursuant to Planning Code Sections 303(c) and 730.44 to allow the establishment of a small self-service restaurant use as described in Planning Code Section 790.91 within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to change the existing personal service use "Irving Nail Salon" (nail salon & facials) to a small self-service restaurant "Toasties" (deli/coffee shop). The interior space will be reconfigured to accommodate the proposed small self-service restaurant (approximately 995 square feet and 12 seats).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 6, 2005)
15. 2004.0546C (B. FU: (415) 558-6613)
680 ILLINOIS STREET - northwest corner of Illinois and 18th Streets, Lots 003 & 007 in Assessor's Block 3994 - **Request for Conditional Use** authorization under Planning

Code Sections 215, 303, and 304 to create a new Planned Unit Development (PUD) to allow the construction of up to 35 dwelling units, 7,000 square feet of commercial space, and 41 independently accessible off-street parking spaces within a M-2 (Heavy Industrial) District with a 50-X Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16202. Exceptions are requested from density, off-street parking, and permitted obstructions, as mandated by the Planning Code.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 22, 2005)

- 16a. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Conditional Use authorization** pursuant to Sections 209.1 and 228.3 of the Planning Code to convert a service station use to residential use and to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now vacant. This project is also seeking a Variance from the Planning Code, and is the subject of a request for Discretionary Review.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 22, 2005)
- 16b. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2003.04.25.3201, proposing to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. This project is also seeking a Variance from the Planning Code, and requires Conditional Use authorization.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of September 22, 2005)
- 16c. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Variance** from the rear yard requirements of Planning Code Section 134. The proposal is to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. A Variance is required to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior corner of the lot of approximately 1,480 square feet. This project also requires Conditional Use authorization, and is the subject of a request for Discretionary Review.
(Continued from Regular Meeting of September 22, 2005)
- 17a. 2004.1164CKV (G. CABREROS: (415) 558-6169)
810, 816 & 826 VAN NESS AVENUE - east side between Eddy and Willow Streets in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District, Lots 006, 007 & 008 in Assessor's Block 0739 - **Request for Conditional Use authorization** pursuant to Planning Code Sections 253.2 and 303 to construct an 88-foot-tall mixed-use building with up to 52

dwelling units, approximately 2,700 square feet of ground-floor commercial space and up to 52 parking spaces in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District. The project proposes demolition of three one-story commercial buildings (one per lot). Preliminary Recommendation: Approval with Conditions

- 17b. 2004.1164CKV (G. CABREROS: (415) 558-6169)
810, 816 & 826 VAN NESS AVENUE - east side between Eddy and Willow Streets, Lots 006, 007 & 008 in Assessor's Block 0739 - Request for variances from rear yard, dwelling unit exposure and off-street parking requirements per Planning Code Sections 134, 140 and 155. The proposal is to demolish the three existing one-story commercial buildings and to construct an 88-foot tall mixed-use building with up to 52 dwelling units, approximately 2,700 square feet of ground-floor commercial space and up to 52 parking spaces. In lieu of providing a rear yard equal to 25 percent of the total lot depth, the project is proposed to be set back 12 feet from the southern property line for a depth of approximately 80 feet as measured from the rear property line. Eighteen units located along the south side of the proposed building (at all levels above the ground floor) do not meet the dwelling unit exposure requirement, which states that all dwelling units shall face directly onto a Code-complying required rear yard or a public street. The eighteen units that do not meet the exposure requirement face the 12-foot setback proposed along the southern property line. 52 parking spaces are proposed for the 52 units, however a parking variance is sought for two spaces (for a total of 50 independently-accessible parking spaces) to accommodate potential future revisions to the structural design at the basement levels. The project is located in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District.
18. 2004.0400D (G. CABREROS: (415) 558-6169)
730 GREAT HIGHWAY - east side between Balboa and Cabrillo Streets; Lot 003 in Assessor's Block 1595 - Request for Discretionary Review of Building Permit Application Nos. 2003.05.29.5813 and 2005.10.18.5856 proposing to construct two three-story, two-unit buildings (four units total) on the vacant subject lot in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The subject lot is bounded on three sides by the Ocean Parc Village Planned Unit Development.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve.
19. 2005.0796T (J. SWITZKY: (415) 575-6815)
C-3 DISTRICT PARKING CONTROL MODIFICATIONS - Consideration of an Ordinance amending San Francisco Planning Code by amending Section 151, 151.1, 154, 155, 155.5, 166 and 167 to modify controls in C-3 Zoning Districts regarding required and permitted off-street parking and loading, design of access to off-street parking and loading, bicycle parking, car sharing, separating parking costs from housing costs and adopting environmental findings and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Pending. Commission action is not proposed for on October 27.
(Continued from Regular Meeting of October 20, 2005)
20. 2003.0029* (J. SWITZKY: (415) 558-6815)
425 FIRST STREET (ONE RINCON HILL) - Motion to Approve Mello-Roos Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(f) - The Planning Commission approved a project at 425 First Street on August 4, 2005, that includes approximately 709 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupiable square

foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project construction is divided into two phases, the first of which would require a payment of approximately \$4,580,000. The project sponsor has entered into a Waiver Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to secure the formation of a Community Facilities (Mello-Roos) District and to take all necessary steps to support the construction of a portion of the public improvements, equal to the value of the Impact Fee owed by the sponsor, and described in the Planning Code 318.6 and in the Rincon Hill Plan. The Planning Commission is being asked to authorize the Director to execute the Mello-Roos Waiver Agreement to satisfy the Project Sponsor's Impact Fee requirement.

Preliminary Recommendation: Approval.

(Continued from Regular Meeting of October 20, 2005)

6:00 P.M.

21.

(J. JARAMILLO/ J. RUBIN: (415) 558-6818/558-6310)

BACKGROUND AND PROPOSAL FOR REZONING IN THE EASTERN NEIGHBORHOOD - Informational presentation will include an update on the status of the Eastern Neighborhoods planning effort and an overview of staff's proposed permanent controls. The Eastern Neighborhoods rezoning includes Showplace Square, Mission, Potrero Hill, Central Waterfront, Bayview, and parts of South of Market.

Preliminary Recommendation: Informational Presentation, No action Requested

(Continued from Regular Meeting of October 6, 2005)

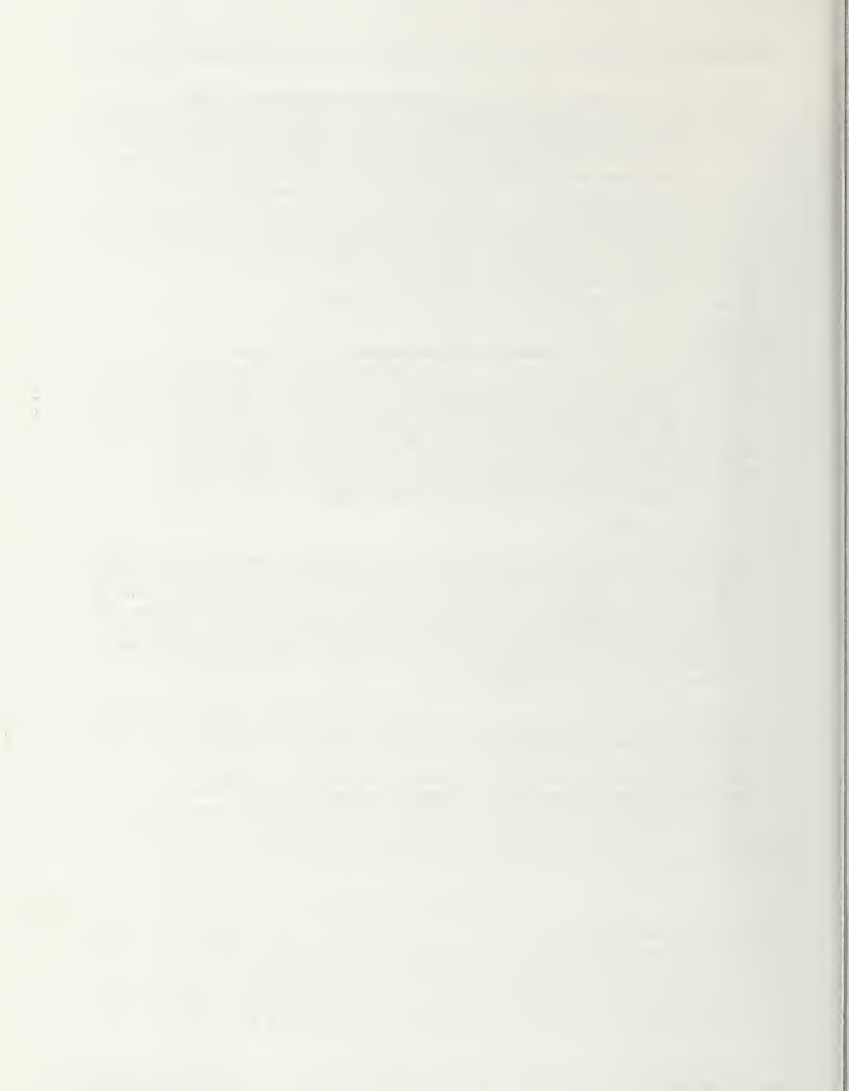
G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 3, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT 31 2005

SAN FRANCISCO
PUBLIC LIBRARY

10-31-05A10 45-RCV

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Acting Commission Secretary: Jonas P. Ionin

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupwrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2004.0782D (M. SMITH: (415) 558-6322)
163 COLLINGWOOD STREET, east side between 18th and 19th Streets, Lot 023 in Assessor's Block 2695, Mandatory Discretionary Review under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2005.01.13.3183, proposing to demolish a one-story over garage single-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to November 10, 2005)
- 1b. 2004.0783D (M. SMITH: (415) 558-6322)
163 COLLINGWOOD STREET, east side between 18th and 19th Streets, Lot 023 in Assessor's Block 2695, Mandatory Discretionary Review under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.01.13.3186, proposing to construct a three-story over garage three-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to November 10, 2005)
2. 2002.1129E (L. GIBSON: (415) 558-5993)
SAN FRANCISCO MARINA RENOVATION PROJECT - **Public hearing on Draft Environmental Impact Report (EIR)**. The proposed project is the renovation of the San Francisco Marina at 3950 Scott Street (Assessor's Block 900, Lot 003). Water-side improvements would include installation and removal of breakwater structures; reconstruction of degraded rip-rap shoreline slopes; maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation and refurbishment of oily water and sewage pumpout facilities; and upgrade of electrical, water, and lighting services on the docks. Land-side improvements would include renovation of marina restroom, shower, and office buildings; conversion of the vacant former Navy Degaussing Station into office space; construction of a new 1,000-square-foot maintenance building; and restriping of existing parking lots. The project site is within a P (Public) Use District and an OS (Open Space) Height and Bulk District.
Preliminary Recommendation: No Action Required. Public hearing to receive comments only.
Note: A public hearing on the Draft EIR was held on October 6, 2005. At the request of the Planning Commission, an additional hearing on the Draft EIR was calendared for November 3, 2005. The hearing is now proposed for continuance to November 17, 2005, with the public review period to be extended to 5 PM on November 28, 2005.

(Proposed for Continuance to November 17, 2005)

3. 2004.0984C (S. VELLVE: (415) 558-5263)
2690-2696 GEARY BOULEVARD - northeast corner of Geary Boulevard and Emerson Street; Lot 004 in Assessor's Block 1071 - **Request for Conditional Use authorization** pursuant to Sections 303 and 209.6 of the Planning Code to install a total of six (6) antennas and related equipment cabinets, on the existing 100-foot tall commercial structure (Public Storage Building) for AT&T's wireless telecommunications network within an NC-3 (Moderate Scale Neighborhood Commercial) District and an 80-D Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to November 17, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Consideration of Adoption: Draft Minutes of Special Meeting for January 27, 2005,
6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 8a. 2005.0400D (D.SIROIS: (415) 558-6313)
147 LAIDLEY STREET - east side, between Harper & Fairmount, Lot 025, Assessor's Block 666 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2005.05.27.3621, to demolish an existing single-family dwelling in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.

- 8b. 2005.0577D (D.SIROIS: (415) 558-6313)
147 LAIDLEY STREET - east side, between Harper & Fairmount, Lot 025, Assessor's Block 6664 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.05.27.3626, proposing to construct a three-story, single-family residential building with two off-street parking in an RH-1 (Residential, One-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the New Construction Permit.
9. 2005.0770H (A. LIGHT, (415) 558-6254)
450 SUTTER STREET - north side between Powell and Stockton Streets, Assessor's Block 285, Lot 6 - **Request for a Permit to Alter** to replace original steel frame casement windows that have deteriorated and determined to be beyond repair. The existing windows have been surveyed in detail. The proposed replacement units are new aluminum casement windows matching the original windows in profile, color and overall appearance. The subject property is located in a C-3-R (Downtown, Retail) Zoning District, and a 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

F. REGULAR CALENDAR

10. 2004.0672ECV (T. BLOMGREN: (415) 558-5979)
2660 HARRISON STREET, west side between 22nd and 23rd Streets; Lot 4A of Assessor's Block 3639, mid-block between 22nd and 23rd Streets. - **Appeal of Preliminary Negative Declaration** for the construction of two 40-foot-tall, four-story buildings with 34 residential units each for a total of 68 residential units and with 26,000 gross square feet (gsf) each for a total of 52,000 gsf. The project would include 34 parking spaces per building located in a basement parking garage under each building. The project site is located in a Heavy Commercial (C-M). The project site is located within the proposed rezoning of the Eastern Neighborhoods
Preliminary Recommendation: Uphold Preliminary Negative Declaration
- 11a. 2004.0672ECV: (D.SIDER: (415) 558-6697)
2660 HARRISON STREET, west side between 22nd and 23rd Streets; Lot 004A in Assessor's Block 3639 - **Request for Conditional Use Authorization** to allow the construction of dwelling units within a C-M (Heavy Commercial) Zoning District pursuant to Planning Code Section 215(a). The proposal would demolish an existing two (2) story vacant commercial building and construct two (2) new four (4) story over garage buildings containing a total of sixty-eight (68) dwelling units. A total of sixty-eight (68) off-street parking spaces would be provided in a below-grade garage. The property is within a C-M Zoning District, the 'Housing/Mixed Use' sub-area of the Eastern Neighborhoods area as set forth in Planning Commission Resolution Number 16727, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 11b. 2004.0672ECV: (D.SIDER: (415) 558-6697)
2660 HARRISON STREET, west side between 22nd and 23rd Streets; Lot 004A in Assessor's Block 3639 - **Request for Variances** from (1) *rear yard requirements* because the project would contain an inner court of roughly 63 feet in depth by 39 feet in width while the Code would otherwise require a rear yard space of 110 feet in width by 31 feet in depth and (2) *dwelling unit exposure requirements* is needed because 48 total units are proposed without windows which would face (a) a code-compliant rear yard, (b) a street or alley, or (c) an open area of at least 25 feet in each horizontal dimension, as would otherwise be required by the Code. The 48 units in question would access light and air through the

mentioned inner court. The proposal would demolish an existing two (2) story vacant commercial building and construct two (2) new four (4) story over garage buildings containing a total of sixty-eight (68) dwelling units. A total of sixty-eight (68) off-street parking spaces would be provided in a below-grade garage. The property is within a C-M Zoning District, the 'Housing/Mixed Use' sub-area of the Eastern Neighborhoods area as set forth in Planning Commission Resolution Number 16727, and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

12. 2005.0842D (A. LIGHT: (415) 558-6254)
135-1139 GREEN STREET, in Assessor's Block 125, Lots 115-116, **Request for Discretionary Review** on Building Permit Application No. 2005.06.16.5311 to construct a new subterranean basement and five car garage under three existing two-story townhouses. A garage entrance door would be inserted into the far east side of the existing masonry retaining wall along the Green Street frontage. A curb cut will also be constructed. The subject property is in an RH-3 (Residential, House, Three Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project.
13. 2005.0530D (I. WILSON: (415) 558-6163)
562 9TH AVENUE - east side between Anza and Balboa Streets; Lot 034 in Assessor's Block 1551 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.17.7771, proposing to remove the existing extension and deck at the rear of the single-family dwelling and to construct a new three-story addition and deck with stair projecting four feet deeper into the rear yard than the existing deck, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
14. 2004.0400D (G. CABREROS: (415) 558-6169)
730 GREAT HIGHWAY - east side between Balboa and Cabrillo Streets; Lot 003 in Assessor's Block 1595 - **Request for Discretionary Review** of Building Permit Application Nos. 2003.05.29.5813 and 2005.10.18.5856 proposing to construct two three-story, two-unit buildings (four units total) on the vacant subject lot in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The subject lot is bounded on three sides by the Ocean Parc Village Planned Unit Development.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve.
(Continued from Regular Meeting of October 27, 2005)
15. 2004.0750D (R. CRAWFORD: (415) 558-6358)
520 HOLLOWAY - north side between Capitol and Miramar Avenues. Assessor's Block 6937 Lot 018A - **Request for Discretionary Review** of Building Permit Application No. 2004.0719.9132 to construct a two-story vertical addition, and side additions to partially fill in the side yards in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
16. 2004.1314D (M. WOODS: (415) 558-6315)
46 ALPINE TERRACE - west side between Duboce Avenue and Waller Street; Lot 004 in Assessor's Block 1258 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2004.04.13.1119, proposing to convert the building's authorized use from

four units to a single-family dwelling with two kitchens, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the building permit application as submitted.

17. 2005.0743D (D. DIBARTOLO: (415) 558-6291)
330 CHESTNUT STREET - north side between Grant Avenue and Stockton Street; Lot 010, Assessor's Block 0054 - **Mandatory Discretionary Review**, under the Planning Commission's policy on dwelling unit mergers, of Building Permit Application No. 2005.07.22.8371, to convert three dwelling units to two. The project would merge an existing unit at the first floor and a one-bedroom unit that occupies the remainder of the first floor and entire second floor of the structure. The subject property is within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the application.
18. 2004.0898D (T. WANG: (415) 558-6335)
62 GLADSTONE DRIVE - west side between Cambridge Street and Silver Avenue; Lot 016 in Assessor's Block 5886 - **Request for Discretionary Review** of Building Permit Application No. 2004.01.09.3689 to construct a two-story addition, at the rear of the existing one-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

G. PUBLIC COMMENT

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 10, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

NOV - 7 2005

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Acting Commission Secretary: Jonas P. Ionin

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 85009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvr/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0796T (J. SWITZKY: (415) 575-6815)
C-3 DISTRICT PARKING CONTROL MODIFICATIONS - Consideration of an Ordinance amending San Francisco Planning Code by amending Section 151, 151.1, 154, 155, 155.5, 166 and 167 to modify controls in C-3 Zoning Districts regarding required and permitted off-street parking and loading, design of access to off-street parking and loading, bicycle parking, car sharing, separating parking costs from housing costs and adopting environmental findings and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Pending. Commission action is not proposed for on October 27.
(Continued from Regular Meeting of October 27, 2005)
(Proposed for Continuance to November 17, 2005)

2. (J. JARAMILLO/ J. RUBIN: (415) 558-6818/558-6310)
BACKGROUND AND PROPOSAL FOR REZONING IN THE EASTERN NEIGHBORHOOD - Informational presentation will include an update on the status of the Eastern Neighborhoods planning effort and an overview of staff's proposed permanent controls. The Eastern Neighborhoods rezoning includes Showplace Square, Mission, Potrero Hill, Central Waterfront, Bayview, and parts of South of Market.
Preliminary Recommendation: Informational Presentation, No action Requested
(Continued from Regular Meeting of October 27, 2005)
(Proposed for Continuance to November 17, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
6. Green Building - Informational Presentation

D. GENERAL PUBLIC COMMENT - 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

7. POLICY UPDATE (J.IONIN: (415) 558-6309)
DWELLING UNIT MERGERS - **Mandatory Discretionary Review Policy for Dwelling Unit Mergers.** The update includes modified criteria and administrative relief for certain types of mergers.
Preliminary Recommendation: Approval.
8. 2004.0858C (D. DiBARTOLO: (415) 558-6291)
766 VALLEJO STREET - north side between Powell and Stockton Streets; Lot 043 in Assessor's Block 130 - **Request for Conditional Use** authorization pursuant to Section 722.83 of the Planning Code to install and operate a wireless telecommunication facility for Circular Wireless, mounted on the existing building comprising a parking garage and police station. Under the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the property is a Preferred Location Preference 1, as it is a publicly used building. The proposal is to install six panel antennas at three different locations on the facade and the roof of the approximately 67-foot high building. Related equipment would be placed on the fourth floor level within the parking garage a basement storage area. The property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 11, 2005)
- 9a. 2004.1306ECV (J. MILLER: (415) 558-63444)
1018 - 1020 PINE STREET - north side between Taylor and Jones Streets, Lot 6 in Assessor's Block 253, in an RM-4 (Mixed Residential, High Density) District, the Nob Hill Special Use District, and a 65-A Height and Bulk District - **Request for Conditional Use authorization** of for height in excess of 40 feet for the construction a new, five-story, eight-unit residential building 50.0 feet in height, also requiring rear-yard and off-street-parking Variances
Preliminary Recommendation: Approval with Conditions
- 9b. 2004.1306ECV (J. MILLER: (415) 558-63444)
1018 - 1020 PINE STREET - north side between Taylor and Jones Streets, Lot 6 in Assessor's Block 253, in an RM-4 (Mixed Residential, High Density) District, the Nob Hill Special Use District, and a 65-A Height and Bulk District. **Rear-Yard and Off-Street-Parking Variances Sought** -The proposal is to construct a new, five-story, eight-unit residential building 50.0 feet in height. The new building would have 100 percent coverage at the ground floor and a rear yard of approximately 12 feet on its upper floors when the Planning Code would require an 18.75-foot rear yard open and clear from the ground up. The proposal is for seven off-street parking spaces when the Code would require eight. The project is also the subject of a request for authorization of a Conditional Use for height over 40 feet in an "R" District.
- 10a. 2004.0782D (M. SMITH: (415) 558-6322)
163 COLLINGWOOD STREET - east side between 18th and 19th Streets, Lot 023 in Assessor's Block 2695 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2005.01.13.3183, proposing to demolish a one-story over garage single-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(Continued from Regular Meeting of November 3, 2005)

- 10b. 2004.0783D (M. SMITH: (415) 558-6322)
163 COLLINGWOOD STREET, east side between 18th and 19th Streets, Lot 023 in Assessor's Block 2695 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.01.13.3186, proposing to construct a three-story over garage three-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of November 3, 2005)

11. 2005.0074D (R. CRAWFORD: (415) 558-6358)
231 ORTEGA STREET - south side between 9th and 10th Avenues. Assessor's Block 2125 Lot 001F - **Request for Discretionary Review** of Building Permit Application No. 2004 1005 6033 to construct a full third story on the existing single family dwelling and to extend the building toward the front, west side, and rear, in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications

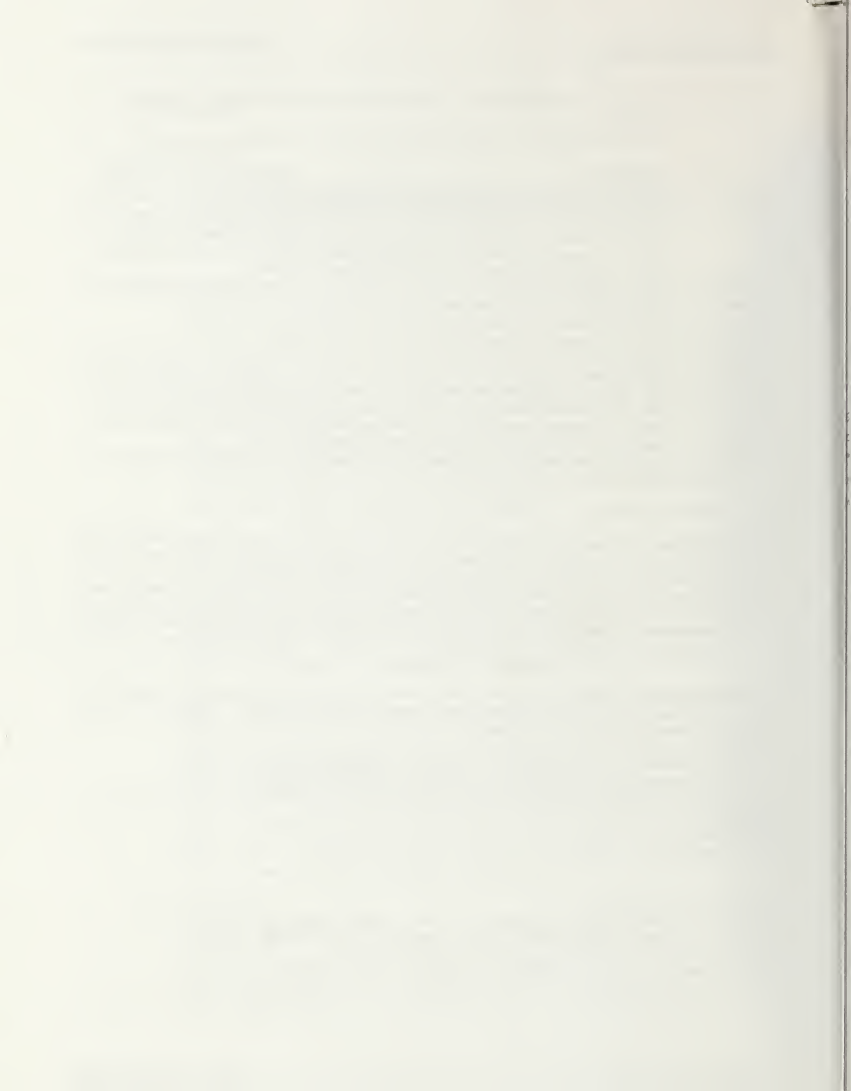
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Adjournment:



ADDENDUM SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, November 10, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

NOV - 8 2005

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Acting Commission Secretary Jonas P. Ionin

C. DIRECTOR'S REPORT

6b.

(D.HESSE)

FIRST SOURCE HIRING PROGRAM, Informational Presentation on First Source
Hiring Program and City Build Program requirements.
Preliminary Recommendation: No Action.





PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

October 28, 2005

PUBLIC NOTICE

PLANNING COMMISSION HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT

SAN FRANCISCO MARINA RENOVATION PROJECT

PLANNING DEPARTMENT CASE NO. 2002.1129E; STATE CLEARINGHOUSE NO. 2003122131

Draft Environmental Impact Report (DEIR) for the project described below was published by the San Francisco Planning Department on September 6, 2005. A **public hearing** on this DEIR was held by the City Planning Commission on October 6, 2005. At the request of the Planning Commission, an additional hearing on the DEIR was calendared for November 3, 2005, and the public review period was extended from October 20, 2005 to November 10, 2005. At the request of the project sponsor, the second DEIR hearing is being continued to November 17, 2005. **A hearing on the DEIR will be held on November 17, 2005 in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, beginning at 1:30 p.m. or later.** (Call 558-6422 the week of the hearing for a recorded message giving a more specific time.) **The public review period has been extended to 5:00 p.m. on November 28, 2005.** Written comments should be addressed to Paul Baltzer, Environmental Review Officer, San Francisco Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA 94103. Comments received at the public hearing and in writing will be responded to in a Comments and Responses document.

Project Description: The proposed project is the renovation of the San Francisco Marina at 3950 Scott Street (Assessor's Block 900, Lot 003). Water-side improvements would include installation and removal of breakwater structures; reconstruction of degraded rip-rap shoreline slopes; maintenance dredging; placement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation and refurbishment of oily water and sewage pumpout facilities; and upgrade of electrical, water, and lighting services on the docks. Land-side improvements would include renovation of marina restroom, shower, and office buildings; conversion of the vacant former Navy Degaussing Station into office space; construction of a new 1,000-square-foot maintenance building; and restriping of existing parking lots. The project site is within a P (Public) Use District and an OS (Open Space) Height and Bulk District.

A copy of the DEIR is available for public review and comment at the Planning Department offices at 1660 Mission Street, 1st Floor Planning Information Counter. Referenced materials are available for review by appointment at the Planning Department's office at 30 Van Ness Avenue, 4th Floor. (Call 558-5990.) The DEIR is also available for review online www.sfmarina.org. If you have any questions about the **environmental review** of the proposed project, please call the Environmental Coordinator, **Lisa Gibson** at 558-5993. Questions regarding the proposed plan should be directed to Edgar Lopez at 557-4675.

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THE PLANNING DEPARTMENT

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 17, 2005

1:30 PM

Regular Meeting

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11-10-05P01 03 10/10

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at solt@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 215(a) to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
Preliminary Recommendation:
(Proposed for Continuance to December 15, 2005)
- 1b. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Section 305 to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
(Proposed for Continuance to December 15, 2005)
2. 2005.0481V (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Section 305 to allow conversion of approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
(Proposed for Continuance to December 15, 2005)
3. 2004.0469C (D. SIROIS: (415) 558-6313)
80 DIGBY STREET (AKA JOHN F. SHELLEY FIRE STATION #26) - north side, between Addison & Everson, Lots, 13, 14, 15 on Assessor's Block 7540 - **Request for Conditional Use Authorization** under Planning Code Section 234.2 to mount three cellular panel antennas and associated equipment at the John F. Shelley Fire Station (Station #26) as part of wireless transmission network operated by Sprint PCS. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the subject site is a Preference1 Location (Preferred Location – Publicly-Used Structure). A General Plan Referral is required for this proposal because it is located on City-owned property. A finding of consistency with the General Plan is

necessary. The Project Site is located in a P (Public) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Proposed for Continuance to January 12, 2006)

4. 2005.1270DDD (M. SMITH: (415) 558-6332)
4231 & 4234 24TH STREET - south side between Diamond and Douglass Streets, Lot 044 in Assessor's Block 6505 - **Requests for Discretionary Review of Building Permit Application No. 2004.07.19.9187**, proposing to construct a one-story vertical addition on a nonconforming mixed-use building, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of October 20, 2005)

(Proposed for Continuance to January 12, 2006)

5. 2002.1129E (L. GIBSON: (415) 558-5993)
SAN FRANCISCO MARINA RENOVATION PROJECT - Public hearing on Draft Environmental Impact Report (EIR) -The proposed project is the renovation of the San Francisco Marina at 3950 Scott Street (Assessor's Block 900, Lot 003). Water-side improvements would include installation and removal of breakwater structures; reconstruction of degraded rip-rap shoreline slopes; maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation and refurbishment of oily water and sewage pumpout facilities; and upgrade of electrical, water, and lighting services on the docks. Land-side improvements would include renovation of marina restroom, shower, and office buildings; conversion of the vacant former Navy Degaussing Station into office space; construction of a new 1,000-square-foot maintenance building; and restriping of existing parking lots. The project site is within a P (Public) Use District and an OS (Open Space) Height and Bulk District.

Preliminary Recommendation: No action required. Public hearing to receive comments only.

Note: A public hearing on the Draft EIR was held on October 6, 2005. An additional hearing on the Draft EIR has been calendared at the request of the Planning Commission. The public review period has been extended to 5 p.m. on January 19, 2006.

(Proposed for Continuance to January 12, 2006)

6. 2005.0750D (I.WILSON (415) 558-6163)
672 ARGUELLO BLVD - east side between Edward and Turk Streets; Lot 022 in Assessor's Block 1141 - **Request for Discretionary Review of Building Permit Application No. 2005.02.14.5404**, proposing to add two stories to the building; alter the façade; add 27'-6" to the rear of the existing single-family dwelling, located within an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

10. (D. SIDER: (415) 558-6697)
REVIEW OF PROPOSED BOARD OF SUPERVISORS ORDINANCE [FILE NUMBER 051637]: Amendments to Section 1332 of the Subdivision code which would require the Planning Commission to hold hearings to address General Plan consistency for all condominium conversion applications subject to the City's condominium conversion lottery. Because this Draft Ordinance would not modify the Planning Code, it has not been referred to the Commission by the Board for formal review. As such, this item is before the Commission only for information, comment, and possible advisory action
11. 2005.0881D (I.WILSON (415) 558-6163
667 3RD AVENUE - west side between Balboa and Cabrillo Streets; Lot 017 in Assessor's Block 1641 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.07.6870, proposing to construct a three-story addition at the rear of the building and to add a second dwelling unit to the existing three-story single-family dwelling, located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
12. 2005.0902DD (I.WILSON (415) 558-6163)
869 NORTH POINT STREET – south side between Hyde and Larkin Streets; Lot 019B in Assessor's Block 0026 – **Staff-Initiated Request for Discretionary Review and Request for Discretionary Review from the Project Sponsor** of Building Permit Application No. 2005.01.24.3842, proposing to construct a new three-story over basement plus mezzanine building with three dwelling units and three off-street parking spaces. It is Staff's position that the proposed project is not consistent with the Residential Design Guidelines. The property is located within an RH-3 (Residential, House, Three-Family) District, the Northern Waterfront Special Use District 2, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
- 13a. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2111 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.21.3730, proposing to convert the existing single-family dwelling at 600 Kansas Street into a two-family dwelling following the subdivision of an existing lot into two lots, with off-street parking provided on the newly created adjacent lot, subject to granting of a parking variance by the Zoning Administrator; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take discretionary review and approve the building permit as it has been revised.
(Continued from Regular Meeting of October 20, 2005)

- 13b. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2101-2103 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.21.3740, proposing to construct a new two-family dwelling on a newly created lot at the southwest corner of Kansas and 18th Streets following the subdivision of an existing lot into two lots; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take discretionary review and approve the building permit as it has been revised.
(Continued from Regular Meeting of October 20, 2005)
- 13c. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2111 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Parking Variance** to subdivide a 5,000 square-foot lot into two lots, with an existing single-family dwelling on one 2,950 square-foot lot fronting solely on 18th Street and a proposed new two-family dwelling to be built at the corner on a 2,050 square-foot lot. Required off-street parking for both lots would be provided on the corner lot, requiring a parking variance; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District. This item will be heard by the Zoning Administrator following Commission action, on the discretionary review items.
(Continued from Regular Meeting of October 20, 2005)
- 13d. 2005.0237V (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2101 -2103 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Front Setback and Rear Yard Variances** to subdivide a 5,000 square-foot lot into two lots, with an existing single-family dwelling on one 2,950 square-foot lot fronting solely on 18th Street and a proposed new two-family dwelling to be built at the corner on a 2,050 square-foot lot. The new corner building would front on Kansas Street with no front setback and its rear yard would be in the form of an inner court, requiring both front setback and rear yard variances; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District. This is a newly calendared item and will be heard by the Zoning Administrator following Commission action on the discretionary review items.
- 14a. 2004.0980CV (J. PURVIS: (415) 558-6354)
642 HARRISON STREET - north side at Hawthorne Street; Lot 008 in Assessor's Block 3750 - **Request for Conditional Use authorization** under Planning Code Section 818.14 to convert an office building into a mixed-use building with 43 dwelling units over retail commercial space, with a two-story vertical addition. A Rear Yard Modification is sought under Section 134(e) to provide rear yard open space on balconies and a roof deck. The Zoning Administrator will hear the Rear Yard Modification immediately following the Planning Commission's hearing on the Conditional Use. The site is within the SSO (Service/Secondary Office) District, an 80-K Height and Bulk District, and is within the Housing/Mixed Use Overlay District of Resolution No. 16202.
Preliminary Recommendation: Approval with Conditions.
- 14b. 2004.0980CV (J. PURVIS: (415) 558-6354)
642 HARRISON STREET - north side at Hawthorne Street; Lot 008 in Assessor's Block 3750 - **Request for Rear Yard Modification** under Planning Code Section 134(e) to convert an office building into a mixed-use building with 43 dwelling units over retail commercial space, with a two-story vertical addition, and rear yard open space provided on balconies and a roof deck. The site is within the SSO (Service/Secondary Office)

District, an 80-K Height and Bulk District, and is within the Housing/Mixed Use Overlay District of Resolution No. 16202.

15. 2004.0984C (S. VELLVE: (415) 558-5263)
2690-2696 GEARY BOULEVARD - northeast corner of Geary Boulevard and Emerson Street; Lot 004 in Assessor's Block 1071 - **Request for Conditional Use authorization** pursuant to Sections 303 and 209.6 of the Planning Code to install a total of six (6) antennas and related equipment cabinets, on the existing 100-foot tall commercial structure (Public Storage Building) for AT&T's wireless telecommunications network within an NC-3 (Moderate Scale Neighborhood Commercial) District and an 80-D Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 3, 2005)
16. 2005.0748C (J. MILLER: (415) 558-63444)
1141 POLK STREET (A.K.A. 1145 POLK STREET) - west side between Hemlock and Sutter Streets, Lot 1 in Assessor's Block 691 - **Request for Conditional Use authorization** for addition of a "Bar", serving beer and wine only, to an existing art gallery ("Space Gallery") (Planning Code Section 723.41), in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
17. 2001.0636E (N. TURRELL: (415) 558-5994)
WHARF J-10 DEMOLITION AND IMPROVEMENTS - 2936 HYDE STREET - **Public Hearing on Draft Environmental Impact Report:** The proposed project is the demolition of an existing vacant fish processing building and wharf, located on the Fisherman's Wharf waterfront between Hyde and Leavenworth Streets, to abate an existing public health and safety hazard caused by the deteriorated condition of the structure and its potential for collapse. Following demolition, the Port of San Francisco would install guardrails and new riprap (rock to protect the shoreline). Existing Port tenants of Wharf J-10 could pursue reuse of the site, including a new fish processing building for use by F. Alioto Fish Company; an outdoor platform for use by California Shellfish Company; and possible Port-sponsored improvements that might include a public fish receiving dock at the east end or west end of Wharf J-10, a second new building for use by the fishing industry, and/or a new floating boat repair dock at Wharf J-10 or at the foot of Leavenworth Street. The project site is within a C-2 (Community Business) Zoning District, Waterfront Special Use District No. 1, and a 40-X Height and Bulk District.
Preliminary Recommendation: No Action Required. Public hearing to receive comments only.
Note: Written comments will be received at the Planning Department until 5:00 p.m., on November 29, 2005.
18. 2005.0796T (J. SWITZKY: (415) 575-6815)
C-3 DISTRICT PARKING CONTROL MODIFICATIONS - **Consideration of an Ordinance amending San Francisco Planning Code by amending Section 151, 151.1, 154, 155, 155.5, 166 and 167** to modify controls in C-3 Zoning Districts regarding required and permitted off-street parking and loading, design of access to off-street parking and loading, bicycle parking, car sharing, separating parking costs from housing costs and adopting environmental findings and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with Modifications.
(Continued from Regular Meeting of November 3, 2005)

19. 2002.0805U (J. SWITZKY:575-6815 / D. ALUMBAUGH 558-6601)
DELEGATION AGREEMENT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY FOR THE MID-MARKET REDEVELOPMENT AREA - **Consideration of a motion to authorize the Director of Planning to enter into an agreement with the Redevelopment Agency** establishing delegation of authority between the two agencies regarding regulation of land use and permitting within the Mid-Market Redevelopment Area.
 Preliminary Recommendation: Approval.
20. 2004.1043U (J. SWITZKY: (415) 575-6815)
DELEGATION AGREEMENT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY FOR THE SOUTH OF MARKET REDEVELOPMENT AREA - **Consideration of a motion to authorize the Director of Planning to enter into an agreement with the Redevelopment Agency** establishing delegation of authority between the two agencies regarding regulation of land use and permitting within the South of Market Redevelopment Area.
 Preliminary Recommendation: Approval
21. (J. JARAMILLO/ J. RUBIN: (415) 558-6818)/558-6310)
BACKGROUND AND PROPOSAL FOR REZONING IN THE EASTERN NEIGHBORHOOD - **Informational presentation** will include an update on the status of the Eastern Neighborhoods planning effort and an overview of staff's proposed permanent controls. The Eastern Neighborhoods rezoning includes Showplace Square, Mission, Potrero Hill, Central Waterfront, Bayview, and parts of South of Market.
 Preliminary Recommendation: Informational Presentation, No action Requested
 (Continued from Regular Meeting of November 10, 2005)
22. 2005.0028R (C. RIVASPLATA (415) 558-6255)
624 LAGUNA STREET - east side of Laguna Street at Ivy Street; Lot 035 in Assessor's Block 807 - **Request for a General Plan Referral** to consider a staff finding made on February 2005 that the proposed major encroachment to install and operate a new sub-sidewalk elevator in the Laguna Street public right-of-way fronting the subject property at 624 Laguna Street, is not in conformity with the General Plan, pursuant to San Francisco Charter Section 4.105 and San Francisco Administrative Code Section 2A.53.
 Preliminary Recommendation: Adopt a Resolution finding the proposal not in conformity with the General Plan.

F. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 17, 2005

1:30 PM

Regular Meeting

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President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

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and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at solt@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 215(a) to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
Preliminary Recommendation:
(Proposed for Continuance to December 15, 2005)
- 1b. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Section 305 to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
(Proposed for Continuance to December 15, 2005)
2. 2005.0481V (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Section 305 to allow conversion of approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
(Proposed for Continuance to December 15, 2005)
3. 2004.0469C (D. SIROIS: (415) 558-6313)
80 DIGBY STREET (AKA JOHN F. SHELLEY FIRE STATION #26) - north side, between Addison & Everson, Lots, 13, 14, 15 on Assessor's Block 7540 - **Request for Conditional Use Authorization** under Planning Code Section 234.2 to mount three cellular panel antennas and associated equipment at the John F. Shelley Fire Station (Station #26) as part of wireless transmission network operated by Sprint PCS. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the subject site is a Preference1 Location (Preferred Location - Publicly-Used Structure). A General Plan Referral is required for this proposal because it is located on City-owned property. A finding of consistency with the General Plan is

necessary. The Project Site is located in a P (Public) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Proposed for Continuance to January 12, 2006)

4. 2005.1270DDD (M. SMITH: (415) 558-6332)
4231 & 4234 24TH STREET - south side between Diamond and Douglass Streets, Lot 044 in Assessor's Block 6505 - **Requests for Discretionary Review** of Building Permit Application No. 2004.07.19.9187, proposing to construct a one-story vertical addition on a nonconforming mixed-use building, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of October 20, 2005)

(Proposed for Continuance to January 12, 2006)

5. 2002.1129E (L. GIBSON: (415) 558-5993)
SAN FRANCISCO MARINA RENOVATION PROJECT - Public hearing on Draft Environmental Impact Report (EIR) -The proposed project is the renovation of the San Francisco Marina at 3950 Scott Street (Assessor's Block 900, Lot 003). Water-side improvements would include installation and removal of breakwater structures; reconstruction of degraded rip-rap shoreline slopes; maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation and refurbishment of oily water and sewage pumpout facilities; and upgrade of electrical, water, and lighting services on the docks. Land-side improvements would include renovation of marina restroom, shower, and office buildings; conversion of the vacant former Navy Degaussing Station into office space; construction of a new 1,000-square-foot maintenance building; and restriping of existing parking lots. The project site is within a P (Public) Use District and an OS (Open Space) Height and Bulk District.

Preliminary Recommendation: No action required. Public hearing to receive comments only.

Note: A public hearing on the Draft EIR was held on October 6, 2005. An additional hearing on the Draft EIR has been calendared at the request of the Planning Commission. The public review period has been extended to 5 p.m. on January 19, 2006.

(Proposed for Continuance to January 12, 2006)

6. 2005.0750D (I.WILSON (415) 558-6163)
672 ARGUELLO BLVD - east side between Edward and Turk Streets; Lot 022 in Assessor's Block 1141 - **Request for Discretionary Review** of Building Permit Application No. 2005.02.14.5404, proposing to add two stories to the building; alter the façade; add 27'-6" to the rear of the existing single-family dwelling, located within an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

10. (D. SIDER: (415) 558-6697)

REVIEW OF PROPOSED BOARD OF SUPERVISORS ORDINANCE [FILE NUMBER 051637]: Amendments to Section 1332 of the Subdivision code which would require the Planning Commission to hold hearings to address General Plan consistency for all condominium conversion applications subject to the City's condominium conversion lottery. Because this Draft Ordinance would not modify the Planning Code, it has not been referred to the Commission by the Board for formal review. As such, this item is before the Commission only for information, comment, and possible advisory action

11. 2005.0881D (I.WILSON (415) 558-6163)
667 3RD AVENUE - west side between Balboa and Cabrillo Streets; Lot 017 in Assessor's Block 1641 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.07.6870, proposing to construct a three-story addition at the rear of the building and to add a second dwelling unit to the existing three-story single-family dwelling, located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

12. 2005.0902DD (I.WILSON (415) 558-6163)
869 NORTH POINT STREET - south side between Hyde and Larkin Streets; Lot 019B in Assessor's Block 0026 - **Staff-Initiated Request for Discretionary Review and Request for Discretionary Review from the Project Sponsor** of Building Permit Application No. 2005.01.24.3842, proposing to construct a new three-story over basement plus mezzanine building with three dwelling units and three off-street parking spaces. It is Staff's position that the proposed project is not consistent with the Residential Design Guidelines. The property is located within an RH-3 (Residential, House, Three-Family) District, the Northern Waterfront Special Use District 2, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

- 13a. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2111 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.21.3730, proposing to convert the existing single-family dwelling at 600 Kansas Street into a two-family dwelling following the subdivision of an existing lot into two lots, with off-street parking provided on the newly created adjacent lot, subject to granting of a parking variance by the Zoning Administrator; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take discretionary review and approve the building permit as it has been revised.

(Continued from Regular Meeting of October 20, 2005)

- 13b. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2101-2103 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.21.3740, proposing to construct a new two-family dwelling on a newly created lot at the southwest corner of Kansas and 18th Streets following the subdivision of an existing lot into two lots; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take discretionary review and approve the building permit as it has been revised.
(Continued from Regular Meeting of October 20, 2005)
- 13c. 2004.1272DDV (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2111 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Parking Variance** to subdivide a 5,000 square-foot lot into two lots, with an existing single-family dwelling on one 2,950 square-foot lot fronting solely on 18th Street and a proposed new two-family dwelling to be built at the corner on a 2,050 square-foot lot. Required off-street parking for both lots would be provided on the corner lot, requiring a parking variance; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District. This item will be heard by the Zoning Administrator following Commission action, on the discretionary review items.
(Continued from Regular Meeting of October 20, 2005)
- 13d. 2005.0237V (J. PURVIS: (415) 558-6354)
600 KANSAS STREET (AKA 2101 -2103 18TH STREET) - west side south of 18th Street; Lot 001 in Assessor's Block 4029 - **Request for Front Setback and Rear Yard Variances** to subdivide a 5,000 square-foot lot into two lots, with an existing single-family dwelling on one 2,950 square-foot lot fronting solely on 18th Street and a proposed new two-family dwelling to be built at the corner on a 2,050 square-foot lot. The new corner building would front on Kansas Street with no front setback and its rear yard would be in the form of an inner court, requiring both front setback and rear yard variances; in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District. This is a newly calendared item and will be heard by the Zoning Administrator following Commission action on the discretionary review items.
- 14a. 2004.0980CV (J. PURVIS: (415) 558-6354)
642 HARRISON STREET - north side at Hawthorne Street; Lot 008 in Assessor's Block 3750 - **Request for Conditional Use authorization** under Planning Code Section 818.14 to convert an office building into a mixed-use building with 43 dwelling units over retail commercial space, with a two-story vertical addition. A Rear Yard Modification is sought under Section 134(e) to provide rear yard open space on balconies and a roof deck. The Zoning Administrator will hear the Rear Yard Modification immediately following the Planning Commission's hearing on the Conditional Use. The site is within the SSO (Service/Secondary Office) District, an 80-K Height and Bulk District, and is within the Housing/Mixed Use Overlay District of Resolution No. 16202.
Preliminary Recommendation: Approval with Conditions.
- 14b. 2004.0980CV (J. PURVIS: (415) 558-6354)
642 HARRISON STREET - north side at Hawthorne Street; Lot 008 in Assessor's Block 3750 - **Request for Rear Yard Modification** under Planning Code Section 134(e) to convert an office building into a mixed-use building with 43 dwelling units over retail commercial space, with a two-story vertical addition, and rear yard open space provided on balconies and a roof deck. The site is within the SSO (Service/Secondary Office)

District, an 80-K Height and Bulk District, and is within the Housing/Mixed Use Overlay District of Resolution No. 16202.

15. 2004.0984C (S. VELLVE: (415) 558-5263)
2690-2696 GEARY BOULEVARD - northeast corner of Geary Boulevard and Emerson Street; Lot 004 in Assessor's Block 1071 - **Request for Conditional Use authorization** pursuant to Sections 303 and 209.6 of the Planning Code to install a total of six (6) antennas and related equipment cabinets, on the existing 100-foot tall commercial structure (Public Storage Building) for AT&T's wireless telecommunications network within an NC-3 (Moderate Scale Neighborhood Commercial) District and an 80-D Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
 Preliminary Recommendation: Approval with Conditions
 (Continued from Regular Meeting of November 3, 2005)

16. 2004.0546C (B. FU: (415) 558-6613)
680 ILLINOIS STREET - northwest corner of Illinois and 18th Streets, Lots 003 & 007 in Assessor's Block 3994 - **Request for Conditional Use Authorization** under Planning Code Sections 215, 303, and 304 to create a new Planned Unit Development (PUD) to allow the construction of up to 35 dwelling units, 7,000 square feet of commercial space, and 41 independently accessible off-street parking spaces within a M-2 (Heavy Industrial) District with a 50-X Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16202. Exceptions are requested from density, off-street parking, and permitted obstructions, as mandated by the Planning Code.
 Preliminary Recommendation: Approval with Conditions
 (Continued from Regular Meeting of October 27, 2005)

17. 2005.0748C (J. MILLER: (415) 558-63444)
1141 POLK STREET (A.K.A. 1145 POLK STREET) - west side between Hemlock and Sutter Streets, Lot 1 in Assessor's Block 691 - **Request for Conditional Use authorization** for addition of a "Bar", serving beer and wine only, to an existing art gallery ("Space Gallery") (Planning Code Section 723.41), in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

18. 2001.0636E (N. TURRELL: (415) 558-5994)
WHARF J-10 DEMOLITION AND IMPROVEMENTS - 2936 HYDE STREET - **Public Hearing on Draft Environmental Impact Report:** The proposed project is the demolition of an existing vacant fish processing building and wharf, located on the Fisherman's Wharf waterfront between Hyde and Leavenworth Streets, to abate an existing public health and safety hazard caused by the deteriorated condition of the structure and its potential for collapse. Following demolition, the Port of San Francisco would install guardrails and new riprap (rock to protect the shoreline). Existing Port tenants of Wharf J-10 could pursue reuse of the site, including a new fish processing building for use by F. Alioto Fish Company; an outdoor platform for use by California Shellfish Company; and possible Port-sponsored improvements that might include a public fish receiving dock at the east end or west end of Wharf J-10, a second new building for use by the fishing industry, and/or a new floating boat repair dock at Wharf J-10 or at the foot of Leavenworth Street. The project site is within a C-2 (Community Business) Zoning District, Waterfront Special Use District No. 1, and a 40-X Height and Bulk District.
 Preliminary Recommendation: No Action Required. Public hearing to receive comments only.

Note: Written comments will be received at the Planning Department until 5:00 p.m., on November 29, 2005.

19. 2005.0796T (J. SWITZKY: (415) 575-6815)
C-3 DISTRICT PARKING CONTROL MODIFICATIONS - **Consideration of an Ordinance amending San Francisco Planning Code by amending Section 151, 151.1, 154, 155, 155.5, 166 and 167** to modify controls in C-3 Zoning Districts regarding required and permitted off-street parking and loading, design of access to off-street parking and loading, bicycle parking, car sharing, separating parking costs from housing costs and adopting environmental findings and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with Modifications.
(Continued from Regular Meeting of November 3, 2005)
20. 2002.0805U (J. SWITZKY:575-6815 / D. ALUMBAUGH 558-6601)
DELEGATION AGREEMENT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY FOR THE MID-MARKET REDEVELOPMENT AREA - **Consideration of a motion to authorize the Director of Planning to enter into an agreement with the Redevelopment Agency** establishing delegation of authority between the two agencies regarding regulation of land use and permitting within the Mid-Market Redevelopment Area.
Preliminary Recommendation: Approval.
21. 2004.1043U (J. SWITZKY: (415) 575-6815)
DELEGATION AGREEMENT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY FOR THE SOUTH OF MARKET REDEVELOPMENT AREA - **Consideration of a motion to authorize the Director of Planning to enter into an agreement with the Redevelopment Agency** establishing delegation of authority between the two agencies regarding regulation of land use and permitting within the South of Market Redevelopment Area.
Preliminary Recommendation: Approval
22. (J. JARAMILLO/ J. RUBIN: (415) 558-6818)/558-6310)
BACKGROUND AND PROPOSAL FOR REZONING IN THE EASTERN NEIGHBORHOOD - **Informational presentation** will include an update on the status of the Eastern Neighborhoods planning effort and an overview of staff's proposed permanent controls. The Eastern Neighborhoods rezoning includes Showplace Square, Mission, Potrero Hill, Central Waterfront, Bayview, and parts of South of Market.
Preliminary Recommendation: Informational Presentation, No action Requested
(Continued from Regular Meeting of November 10, 2005)
23. 2005.0028R (C. RIVASPLATA (415) 558-6255)
624 LAGUNA STREET - east side of Laguna Street at Ivy Street; Lot 035 in Assessor's Block 807 - **Request for a General Plan Referral** to consider a staff finding made on February 2005 that the proposed major encroachment to install and operate a new sub-sidewalk elevator in the Laguna Street public right-of-way fronting the subject property at 624 Laguna Street, is not in conformity with the General Plan, pursuant to San Francisco Charter Section 4.105 and San Francisco Administrative Code Section 2A.53.
Preliminary Recommendation: Adopt a Resolution finding the proposal not in conformity with the General Plan.

F. PUBLIC COMMENT

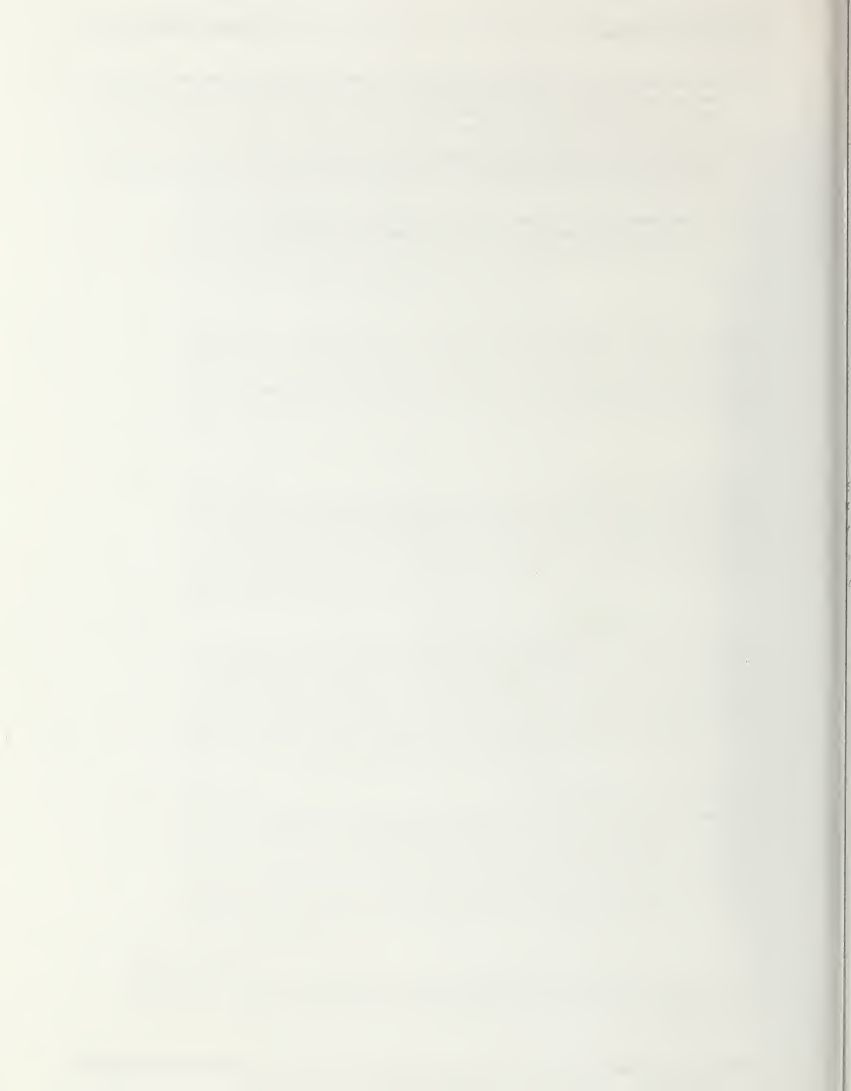
At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with

one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday* *November 24, 2005*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, November 24, 2005* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, December 1, 2005*.

Linda D. Avery
Commission Secretary

DOCUMENTS DEPT.

NOV 18 2005

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DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 1, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

NOV 22 2005

SAN FRANCISCO
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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.
and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

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For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soltf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1a. 2005.0148DDV (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Neighbor-Initiated Discretionary Review and Mandatory Discretionary Review** under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2004.07.23.9619 proposing the construction of a three-story-over-garage, three-family dwelling in an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Take DR and Disapprove the Replacement Building.
(Continued from Regular Meeting of July 21, 2005)
(Proposed for Continuance to January 12, 2006)

1b. 2005.0148DDV (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Front Setback Variance** under Section 132 of the Planning Code to construct a three-story-over-garage, three-family dwelling within 6.5 feet of the front property line, whereas a 15-foot setback would be required under Section 132. The property is within an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District.
(Continued from Regular Meeting of July 21, 2005)
(Proposed for Continuance to January 12, 2006)

2. 2005.0456EC (K. AMDUR: (415) 558-6351)
55 PAGE STREET - south side between Franklin and Gough Streets, Lot 9 (formerly Lots 7 and 8) in Assessor's Block 854 - **Request for Conditional Use authorization** to modify conditions of approval for a previously approved residential project proposed for the subject site but not yet constructed. That project would remodel an existing building at 49 Page Street demolish an existing building at 53 Page St., and construct an 8-story residential building with 128 dwelling units, ground floor commercial space and 126 parking spaces in a below-grade parking garage. The proposed modifications would change conditions of approval (1) related to the Below Market Rate (BMR) units, to allow them to be sold rather than restricting them to rental tenure only and (2) to "un-bundle" the residential parking spaces (to allow units to be sold without parking spaces). This project is within an NC-3 District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval w/conditions to "un-bundle" parking and Disapproval of ownership tenure for BMR units.
(Continued from the Regular Meeting of October 27, 2005)
(Proposed for Continuance to January 12, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

6. (L. BADINER: (415) 558-6350)

Information hearing on the City's Green Building and Green Streets Initiatives.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. 2005.0281C (R. CRAWFORD: (415) 558-6358)
415 JUDAH STREET - south side between 9th and 10th Avenues, Assessor's Block 1844 Lot 048) - **Request for Conditional Use authorization** under Planning Code Sections 161.j to remove existing parking for a residential unit to allow development of 1,000 square feet of ground floor commercial space. This project lies within the Inner Sunset Neighborhood Commercial District and within the 40-X Height and Bulk Districts. Preliminary Recommendation: Approval with Conditions.
8. 2004.0563EKC (M. LI: (415) 558-6396)
990 COLUMBUS AVENUE - southeast corner at Chestnut Street, Lot 048 in Assessor's Block 0065 - **Request for Conditional Use authorization** to install a wireless telecommunications facility for Cingular Wireless (consisting of three antennas and three equipment cabinets) on the existing three-story office building. The equipment cabinets will be located on the roof of the building. The project site is within the North Beach Neighborhood Commercial District, and a 40-X Height and Bulk District. The proposed facility meets Location Preference 2 of the WTS Facilities Siting Guidelines. Preliminary Recommendation: Approval with Conditions
9. 2005.0564C (M. WOODS: (415) 558-6315)
2101 LOMBARD STREET - southwest corner of Lombard and Fillmore Streets; Lot 1, in Assessor's Block 510 - **Request for Conditional Use authorization** under Sections 303 and 712.43 of the Planning Code to allow the demolition and reconstruction of a large fast-food restaurant (Kentucky Fried Chicken/Taco Bell), which is also a formula retail use, in an NC-3 (Moderate-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District. The proposed project would include the demolition of the existing one-story KFC/Taco Bell building with four surface parking spaces, and the construction of a new one-story building with six surface parking spaces, containing approximately 2,000

square feet of floor area, and ranging in height from 20 feet (to the top of the roof) to 26 feet tall (to the top of the cupola).

Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

10. 2004.0546C (B. FU: (415) 558-6613)
680 ILLINOIS STREET - northwest corner of Illinois and 18th Streets, Lots 003 & 007 in Assessor's Block 3994 - **Request for Conditional Use Authorization** under Planning Code Sections 215, 303, and 304 to create a new Planned Unit Development (PUD) to allow the construction of up to 35 dwelling units, 7,000 square feet of commercial space, and 41 independently accessible off-street parking spaces within a M-2 (Heavy Industrial) District with a 50-X Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16202. Exceptions are requested from density, off-street parking, and permitted obstructions, as mandated by the Planning Code.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 17, 2005)
11. 2001.1149E (D. SOKOLOVE: (415) 558-5971)
SUNOL/NILES DAM REMOVAL PROJECT - **Public Hearing on the Draft Environmental Impact Report.** The San Francisco Public Utilities Commission is sponsoring the proposed project, **which consists of the partial removal of Sunol and Niles dams to allow fish passage in the Niles Canyon reach of Alameda Creek and to address liability and public safety issues.** In association with the removal of the dams, impounded sediment would either be left in place, or would be off-hauled except for a portion of the sediments to fill in the plunge pools downstream of the dams. The proposed project is located in unincorporated Alameda County.
Preliminary Recommendation: No Action Required. Public hearing to receive comments only.
Note: Written comments will be received at the Planning Department until 5:00 p.m. on December 7, 2005.
12. 2005.0881D (I. WILSON: (415) 558-6163)
667 3RD AVENUE - west side between Balboa and Cabrillo Streets; Lot 017 in Assessor's Block 1641 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.07.6870, proposing to construct a three-story addition at the rear of the building and to add a second dwelling unit to the existing three-story single-family dwelling, located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of November 17, 2005)
13. 2005.0528DDD (T. WANG: (415) 558-6335)
1810 36TH AVENUE - east side between Noriega and Ortega Streets; Lot 044 in Assessor's Block 2072 - **Request for Discretionary Review** of Building Permit Application No. 2004.09.15.4196 to construct a partial third story vertical addition, at the existing one-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 8, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

DEC - 5 2005

SAN FRANCISCO
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12-05-05A09:11 RLVU

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0842D (A. LIGHT: (415) 558-6254)
1135-1139 GREEN STREET, in Assessor's Block 125, Lots 115-116, **Request for Discretionary Review** on Building Permit Application No. 2005.06.16.5311 to construct a new subterranean basement and five car garage under three existing two-story townhouses. A garage entrance door would be inserted into the far east side of the existing masonry retaining wall along the Green Street frontage. A curb cut will also be constructed. The subject property is in an RH-3 (Residential, House, Three Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project (Continued from Regular Meeting of November 3, 2005)
(Proposed for Continuance to December 15, 2005)
2. 2004.0400D (G. CABREROS: (415) 558-6169)
730 GREAT HIGHWAY - east side between Balboa and Cabrillo Streets; Lot 003 in Assessor's Block 1595 - **Request for Discretionary Review** of Building Permit Application Nos. 2003.05.29.5813 and 2005.10.18.5856 proposing to construct two three-story, two-unit buildings (four units total) on the vacant subject lot in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The subject lot is bounded on three sides by the Ocean Parc Village Planned Unit Development.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve (Continued from Regular Meeting of November 3, 2005)
(Proposed for Continuance to January 12, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

6. 2005.1036ET (T. OJEDA: (415) 558-6251)
ORDINANCE AMENDING THE PLANNING CODE TO EXPAND THE APPLICATION OF INCLUSIONARY AFFORDABLE HOUSING PROGRAM - Informational Hearing - Consideration of an ordinance [Board of Supervisors File Number 051668] which would amend Planning Code Sections 315.2 and 315.3 to expand the application of the Inclusionary Affordable Housing Program from buildings of 10 or more units to buildings of 5 or more units; and making environmental findings and findings of

consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: No action required

7.

(T. OJEDA: (415) 558-6251)

ORDINANCE AMENDING THE PLANNING CODE TO ADJUST INCOME LEVELS FOR INCLUSIONARY HOUSING PROGRAM, TO INCREASE INCLUSIONARY REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENTS OF 10 UNITS OR MORE, AND MAKING FINDINGS - Consideration of an ordinance [Board of Supervisors File Number 051685] which would amend Planning Code Section 315.1 to adjust income levels for the Inclusionary Housing Program from Metropolitan Statistical Area calculations to City and County of San Francisco calculations, amend Sections 315.4 and 315.5 to increase inclusionary requirements for all residential developments of ten or more units to provide inclusionary units; and and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: No action required

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8.

2005.0861C

(R. CRAWFORD: (415) 558-6358)

2535 TARAVAL STREET - south side between 35th and 36th Avenues, Assessor's Block 2390 Lot 043) - **Request Conditional Use authorization** under Planning Code Sections 711.54 for to develop a Massage Establishment on the ground floor of the existing three-story mixed-use building. This project lies within an NC-2 (Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk Districts.

Preliminary Recommendation: Approval with Conditions

9.

2004.1069C

(D. SIROIS: (415) 558-6313)

1815-1817 TARAVAL STREET - south side of Taraval between 28th & 29th Avenues, Lot 041 on Assessor's Block 2397 - **Request for Conditional Use authorization** under Section 161(j) to eliminate two required off street parking spaces at the ground floor as part of an alteration to an existing residential building. The proposal would include the construction of an 1,100 square foot street level commercial space and two dwellings units on the upper two levels. The proposal is to use the ground floor commercial space as a retail outlet geared for children called Cutie Inc. The Project Site is located in an NC-2 District (Neighborhood, Small Scale) and in a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 10a. 2005.0818XV (D. DIBARTOLO: (415) 558-6291)
149 FELL STREET - through to Hickory Street, between Van Ness Avenue and Franklin Street, Lot 017 in Assessor's Block 0834 - **Request for Determination of Compliance and Exceptions** under Section 309 of the Planning Code, pursuant to a Building Permit Applications to demolish the existing one-story commercial structure and construct a new five-story, mixed-use building approximately 67-foot high. The new building would contain: approximately 1,000 square feet of retail space fronting Fell Street, and two residential parking spaces (accessed via Hickory Street) at the ground floor level; approximately 6,600 square feet of office use at the second and third levels; and, two residential townhouse style units at the fourth and fifth levels. The project would cover the entire lot, and requests an exception to the rear yard requirements for the fourth and fifth residential levels. The Zoning Administrator will concurrently consider a variance from the public open space code provisions of Section 138. The site is located in a C-3-G (Downtown General Commercial) District and a 80-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 10b. 2005.0818XV (D. DIBARTOLO: (415) 558-6291)
149 FELL STREET - through to Hickory Street, between Van Ness Avenue and Franklin Street, Lot 017 in Assessor's Block 0834 - **Request for a Variance** pursuant to a Building Permit Application to construct a new 5-story mixed use building with approximately 6,600 square feet of office space at the second and third floors. Section 138 of the Planning Code requires on-site provision of public open space for newly created office space in C-3-G zoning districts at a ratio of 1 square foot of open space to 50 square feet of office space. The open space requirement for the project is 132 square feet and the project sponsor is applying for a variance to provide none. The site is located in a C-3-G (Downtown General Commercial) District and a 80-E Height and Bulk District.
11. 2005.0978C (M. LI: (415) 558-6396)
1636-1656 POWELL STREET (AKA 585 COLUMBUS AVENUE) - southeast corner at Union Street, Lot 016 in Assessor's Block 0117 - **Request for Conditional Use authorization** to add a wine tasting area (Type 42 ABC license) to the existing liquor store (dba "Coit Liquor"). There will be no physical expansion of the existing building or commercial space. The project site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

12. 2005.1037ET (D. SIDER AT (415) 558-6697)
[BOARD FILE NO. 051676 - ALLOWING CERTAIN ADDITIONAL EATING AND DRINKING USES IN THE 24TH STREET-NOE VALLEY NCD] - **Ordinance amending Planning Code Sections 728.41 and 728.42 of the 24th Street - Noe Valley Neighborhood Commercial District** to provide for a limited number of new full-service restaurant and bar uses that satisfy specific requirements and obtain conditional use authorization; and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Under certain circumstances, the proposed Ordinance would (1) allow up to three new full-service restaurants to be authorized within a five-year period and (2) allow full-service restaurants to seek a permit from the Department of Alcoholic Beverage Control in order to serve liquor, beer, and wine on the premises.
Preliminary Recommendation: Approval

13. 2005.0999C (M. LI: (415) 558-6396)
627 VALLEJO STREET - southwest corner at Columbus Avenue, Lots 019 and 020 in Assessor's Block 0146 - **Request for Conditional Use authorization** to establish a full-service restaurant (dba "King of Thai Noodle House") of approximately 1,850 square feet. The subject commercial space was previously occupied by a small self-service restaurant of approximately 940 square feet that operated within a now-vacant supermarket. The space will be enlarged to accommodate the proposed restaurant, but there will be no physical expansion of the existing building. The project site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
14. 2005.0773D (S. VELLVE: (415) 558-6263)
130 26TH AVENUE - east side between El Camino Del Mar and Lake Street; Lot 1333, Assessor's Block 032 - **Request for Discretionary Review** of Building Permit Application 2005.03.23.8227 proposing to construct a two-story horizontal addition to the rear of a single-family dwelling located in an RH-1 (House, One-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised
15. 2005.0940D (I. WILSON: (415) 558-6614)
24 19TH AVENUE - east side between Lake Street and the Presidio; Lot 013 in Assessor's Block 1340 - **Request for Discretionary Review** of Building Permit Application No. 2005.07.08.7140, proposing to build a two-story over basement addition at the rear of the two-story over basement single-family dwelling. The property is located within an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
16. 1999.385C (M. WOODS: (415) 558-6315)
3839 WASHINGTON STREET - south side between Maple and Cherry Streets; Lot 34 (formerly Lots 1A, 24 and 25), in Assessor's Block 992 - **Request for authorization to increase the maximum student enrollment from 186 to 200 students** at the Presidio Hill School pursuant to a previously approved Conditional Use authorization by the Planning Commission on April 13, 2000 under Motion No. 15031 for Case No. 99.385C, in an RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk Districts. The proposal does not involve any physical changes to the existing School site.
Preliminary Recommendation: Approve request to increase student enrollment from 186 to 200.
17. 2004.0646E (R. DEAN: (415) 558-5980)
263-265 DOLORES STREET - **Appeal of Preliminary Mitigated Negative Declaration** - construction of three-unit residential building. The proposed project is the construction of a new four-story, three-unit residential building to the rear of an existing three-story, three-unit residential building. The project would result in a total of six off-street parking spaces provided at ground level in the new building. The proposed project includes demolition of an existing carport/storage structure. The proposed project site is located on the eastside of Dolores Street between 15th and 16th Streets, Assessor's Block 3556, Lot 30. The project site is located in the RM-1 (Residential, Mixed, Low Density) District and within the 40-x Height and Bulk District.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of October 20, 2005)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 15, 2005

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

DEC - 9 2005

SAN FRANCISCO
PUBLIC LIBRARY

12-02-05P03.53 RCV.

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0565C (S.YOUNG: (415) 558-6346)
2110 CLEMENT STREET - north side between 22nd and 23rd Avenues; Lot 009 in Assessor's Block 1411 - **Request for Conditional Use authorization** under Sections 717.27, 186.1(b) and 303 of the Planning Code to legalize the extension of the hours of operation of an existing nonconforming full-service restaurant ("My Favorite Cafe") from 11 p.m. to 2 a.m. in the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of August 11, 2005)
NOTE: On September 15, 2005, following public testimony, the Commission closed the public hearing and continued the matter to December 15, 2005, by a vote +4 -0, to allow the operator to comply with the existing conditions. Commissioners Hughes, W. Lee, Olague were absent.
(Proposed for Continuance to January 5, 2006)
2. 2005.0751D (G. CABREROS: (415) 558-6169)
733 27TH AVENUE - west side between Balboa and Cabrillo Streets; Lot 003 in Assessor's Block 1617 - **Request for Discretionary Review** of Building Permit Application No. 2004.05.12.3640, proposing to construct a new third floor, a rear horizontal addition and a side horizontal addition to the existing two-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of October 20, 2005)
(Proposed for Continuance to January 12, 2006)
3. 2004.1160D (G. CABREROS: (415) 558-6169)
2426 GREENWICH STREET - north side between Scott and Pierce Streets; Lot 008 in Assessor's Block 0512 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.10.7197 proposing to construct a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The existing two-story, single-family residence on the subject lot is proposed for demolition under a separate demolition permit application.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
(Proposed for Continuance to January 12, 2006)
- 4a. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Conditional Use authorization** under Planning Code

Sections 303 and 215(a) to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.

Preliminary Recommendation: Approve the CU with modifications and conditions.

(Continued from Regular Meeting of November 17, 2005)

(Proposed for Continuance to January 12, 2006)

- 4b. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Planning Code Section 305 to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
(Continued from Regular Meeting of November 17, 2005)
(Proposed for Continuance to January 12, 2006)
- 4c. 2005.0481DV (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Staff-initiated Discretionary Review** under Planning Code Section 311, of a building permit to convert approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space, subject to variance. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take DR and disapprove the building permit.
(Continued from Regular Meeting of November 17, 2005)
(Proposed for Continuance to January 12, 2006)
- 4d. 2005.0481DV (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Section 305 to allow conversion of approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 17, 2005)
(Proposed for Continuance to January 12, 2006)
5. 2003.1108E (V. MASS: (415) 558-5955)
450 FREDERICK STREET - Lot 012 of Assessor's Block 1262, bounded by Stanyan, Beulah and Shrader Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed demolition of a single-family residence and construction of a three-unit residence. The existing building is a 1,755-gross-square-foot (gsf) one-story-over-garage, single-family home, constructed in approximately 1897. The proposed project would result in the construction of a 5,550-gsf, four-story, three-unit residential building. The approximately 1,240-gsf ground floor would be used as a garage for the proposed three off-street parking spaces. The remaining three floors would each contain one two-bedroom dwelling unit. The proposed project would rise 40 feet from street level to the top of the parapet. The site is zoned RH-3 (House, Three-Family) and is in a 40-X height and bulk district.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of October 27, 2005)
(Proposed for Continuance to January 19, 2006)

6. 2005.0965C (M. WOODS: (415) 558-6315)
724-730 VAN NESS AVENUE (east side between Turk and Eddy Streets) and 650 - 660 Turk Street (north side between Van Ness Avenue and Polk Street) - Lots 4 and 8 in Assessor's Block 742 - **Request for Conditional Use authorization** under Sections 303 and 352 of the Planning Code to modify a condition previously imposed in Motion No. 16443 for Case No. 2001.0535CV, which approved the demolition of the existing structures on the site and the construction of a 141-unit (subsequently changed to 130 units) residential project with ground floor retail spaces and a garage containing 51 (subsequently changed to 52 parking spaces) automobile parking spaces, 40 bicycle spaces and two service vehicle loading spaces, in an RC-4 District (Residential-Commercial Combined Districts, High Density) and the Van Ness Special Use District, and a 130-V Height and Bulk District. The proposal would modify Condition No. A(5) of the approval Motion to allow the project sponsor to designate 12 percent of the total number of units built as Below Market Rate (BMR) units, rather than a fixed number of 19 BMR units, and to offer those BMR units for sale or rental, rather than rental only.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 19, 2006)
7. 2005.0842D (A. LIGHT: (415) 558-6254)
1135-1139 GREEN STREET - in Assessor's Block 125, Lots 115-116 - **Request for Discretionary Review** on Building Permit Application No. 2005.06.16.5311 to construct a new subterranean basement and five car garage under three existing two-story townhouses. A garage entrance door would be inserted into the far-east side of the existing masonry retaining wall along the Green Street frontage. A curb cut will also be constructed. The subject property is in an RH-3 (Residential, House, Three Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project.
(Continued from Regular Meeting of December 8, 2005)
Note: The Department has withdrawn the Categorical Exemption and has elected to do further environmental review/analysis. Therefore, this item is proposed for indefinite continuance.
- 8a. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Conditional Use authorization** pursuant to Sections 209.1 and 228.3 of the Planning Code to convert a service station use to residential use and to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now vacant. This project is also seeking a Variance from the Planning Code, and is the subject of a request for Discretionary Review.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 27, 2005)
(Proposed for Indefinite Continuance)
- 8b. 2003.0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2003.04.25.3201, proposing to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3

(Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. This project is also seeking a Variance from the Planning Code, and requires Conditional Use authorization.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of October 27, 2005)

(Proposed for Indefinite Continuance)

- 8c. 2003 0295CDV (I. WILSON: (415) 558-6163)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 020 in Assessor's Block 0026 - **Request for Variance** from the rear yard requirements of Planning Code Section 134. The proposal is to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. A Variance is required to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior corner of the lot of approximately 1,480 square feet. This project also requires Conditional Use authorization, and is the subject of a request for Discretionary Review.

(Continued from Regular Meeting of October 27, 2005)

(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

9. Commission Comments/Questions

C. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

12. 2005 0960C (M. LI: (415) 558-6396)
1407 BUSH STREET - south side between Polk Street and Van Ness Avenue, Lot 002A in Assessor's Block 0670 - **Request for Conditional Use authorization** to establish a full-service restaurant (dba "Fina Estampa") of approximately 1,100 square feet. The subject commercial space was previously occupied by a retail paint store. There will be

no physical expansion of the existing building or commercial space. The project site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

G. REGULAR CALENDAR

- 13a. 2005.0935TZC (J. PURVIS: (415) 558-6354)
4800 THIRD STREET - the southwest corner at Oakdale Avenue, Lot 45 in Assessor's Block 5322 - **Planning Code Text Amendment** under Planning Code Section 302 to establish the "Third Street and Oakdale Avenue Affordable Housing Special Use District," proposed to be added as Section 249.28 of the Planning Code with associated amendments to Section 10 of the Zoning Map. The Planning Commission will consider a resolution recommending this Text Amendment to the Board of Supervisors. The proposed Special Use District would permit, with conditional use authorization, an affordable housing project with up to 18 dwelling units, at a building height of 50 feet, with modifications from off-street parking and rear yard requirements, within the NC-3 (Moderate-Scale Neighborhood Commercial) Land Use District and the 40-X Height and Bulk District, proposed for zoning reclassification below.
Preliminary recommendation: Approval.
- 13b. 2005.0935TZC (J. PURVIS: (415) 558-6354)
4800 THIRD STREET - the southwest corner at Oakdale Avenue, Lot 45 in Assessor's Block 5322 - **Zoning Map Amendment** under Planning Code Section 302 to amend Map 10, Map 10H and Map10SU of the Official Zoning Map of the City and County of San Francisco, to establish the "Third Street and Oakdale Avenue Affordable Housing Special Use District" at the subject site and to reclassify the Height and Bulk District from 40-X to 50-X at the subject site. The Planning Commission will consider a resolution recommending these Zoning Map Amendments to the Board of Supervisors.
Preliminary recommendation: Approval.
- 13c. 2005.0935TZC (J. PURVIS: (415) 558-6354)
4800 THIRD STREET - the southwest corner at Oakdale Avenue, Lot 45 in Assessor's Block 5322 - **Conditional Use authorization** under Planning Code Section 303 to demolish a vacant commercial building and construct a four-story, 50-foot building with up to 18 units of affordable housing and approximately 2,250 square feet of ground floor retail space, with modifications from off-street parking and rear yard requirements, within the NC-3 (Moderate-Scale Neighborhood Commercial) Land Use District and a 40-X Height and Bulk District, proposed for inclusion in the new Third Street and Oakdale Avenue Affordable Housing Special Use District and for reclassification to a 50-X Height and Bulk District.
Preliminary recommendation: Approval with Conditions.
14. 2004.0027ACEK (J. NAVARRETE: (415) 558-5975)
900 MINNESOTA STREET - **Certification of a Final Environmental Impact Report**. On the north half of the block bounded by Minnesota Street, 20th Street, Indiana Street

and 22nd Street, Lot 027 in Assessor's Block 4106 - The proposal is to demolish four buildings, partially demolish and rehabilitate a fifth building, alter and rehabilitate a sixth building, and construct four new buildings. The resultant project would include up to 142 dwelling units, approximately 168 off-street parking spaces, approximately 6,300 square feet of office space, and approximately 2,100 square feet of restaurant / commercial use, configured around two inner courtyards. The subject property is within an M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and the Dogpatch Historic District. The southeastern portion of the site, which is comprised of a private open space and would continue to be used as private open space, is located in an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.

Preliminary Recommendation: Certify the Final Environmental Impact Report.

NOTE: The public review period for the Draft Environmental Impact Report ended at 5:00 pm, October 25, 2005.

Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

- 15a. 2004.0027ACEK (M. SNYDER: (415) 575-6891)
900 MINNESOTA STREET - the north half of the block bounded by Minnesota Street, 20th Street, Indiana Street and 22nd Street, Lot 027 in Assessor's Block 4106 - **Request for Conditional Use authorization** to allow residential dwelling units within an M-2 (Heavy Industrial) District under Planning Code Section 215; and to allow a Planned Unit Development (PUD) under Planning Code Section 304. The proposal is to demolish four buildings, partially demolish and rehabilitate a fifth building, alter and rehabilitate a sixth building, and construct four new buildings. The resultant project would include up to 142 dwelling units, approximately 168 off-street parking spaces, approximately 6,300 square feet of office space, and approximately 2,100 square feet of restaurant / commercial use, configured around two inner courtyards. The Planned Unit Development authorization would include exceptions for density (Planning Code Section 215), the location of required rear yard (Planning Code Section 134(a)((1)(C))), loading (Planning Code Section 152), and the measurement of height (Planning Code Section 102.12). The subject property is within an M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and the Dogpatch Historic District. The southeastern portion of the site, which is comprised of a private open space and would continue to be used as private open space, is located in an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.
- Preliminary Recommendation: Approval with Conditions

- 15b. 2004.0027ACEK (M. SNYDER: (415) 575-6891)
900 MINNESOTA STREET - the north half of the block bounded by Minnesota Street, 20th Street, Indiana Street and 22nd Street, Lot 027 in Assessor's Block 4106 - **Request for a Certificate of Appropriateness** to demolish four structures, partially demolish and rehabilitate a fifth structure, alter and rehabilitate a sixth structure, and construct four new structures in the Dogpatch Historic District. The resultant project would include up to 142 dwelling units, approximately 168 off-street parking spaces, approximately 6,300 square feet of office space, and approximately 2,100 square feet of restaurant / commercial use, configured around two inner courtyards. The subject property is within an M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and the Dogpatch Historic District. The southeastern portion of the site, which is comprised of a private open space and would continue to be used as private open space, is located in an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.
- Preliminary Recommendation: Approval with Conditions

- 15c. 2004.0027ACEK (M. SNYDER: (415) 575-6891)
900 MINNESOTA STREET - the north half of the block bounded by Minnesota Street, 20th Street, Indiana Street and 22nd Street, Lot 027 in Assessor's Block 4106 - **Request for determination regarding the significance of net new shadow on Esprit Park caused by the construction of a residential development** that would include four new buildings that would be approximately 50 feet tall. The subject property is within an M-2 (Heavy Industrial) District, and a 50-X Height and Bulk District. The southeastern portion of the site, which is comprised of a private open space and would continue to be used as private open space, is located in an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Determination that the net new shadow will not be significant or adverse.
16. 2005.0991C (S. VELLVE: (415) 558-6263)
3011 STEINER STREET - west side between Union and Filbert Streets; Lot 004A in Assessor's Block 0535 - **Request for Conditional Use authorization** pursuant to Sections 303 and 186.1(b) of the Planning Code to expand a nonconforming full-service restaurant (Terzo) into the rear yard area within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. Conditional use is required to expand the nonconforming full-service restaurant into a proposed rear horizontal addition.
Preliminary Recommendation: Approval with Conditions.
17. 2005.0666D (S. VELLVE: (415) 558-6263)
3020-3024 BUCHANAN STREET - east side between Union and Filbert Streets, Lots 034 and 035 in Assessor's Block 0531 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.07.05.6780 proposing to merge two dwelling units into one dwelling unit in a structure located in an RH-2 (Residential, House, Two-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the permit.
- 18a. 2004.0393CV (G. CABREROS: (415) 558-6169)
2443-2445 CLEMENT STREET - south side between 25th & 26th Avenues in the Outer Clement NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District, Lots 035 & 036 in Assessor's Block 1457 - **Request for Conditional Use authorization** under Planning Code Sections 121.1, 717.11 and 303 to allow development of a lot exceeding 5000 square feet in area. The proposal is to demolish an existing one-story shed spanning Lots 035 & 036, to demolish a one-story garage on Lot 035 and to partially demolish (alter) the rear half of the commercial store fronting Clement Street on Lot 035. The front half of the existing commercial building is proposed to be restored in association with new construction of a four-story, nine-unit mixed-use building with a 2,270 square-foot ground-floor commercial space and nine parking spaces at the basement level.
Preliminary Recommendation: Approval with Conditions
- 18b. 2004.0393CV (G. CABREROS: (415) 558-6169)
2443-2445 CLEMENT STREET - south side between 25th & 26th Avenues, Lots 035 & 36 in Assessor's Block 1457 - **Request for Rear Yard and Dwelling Unit Exposure Variances** under Section 305 to allow new construction of a four-story, nine-unit mixed-use building with a 2,270 square-foot ground-floor commercial space and nine parking spaces at the basement level in the Outer Clement NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.

- 19a. 2005.0620D (G. CABREROS: (4125) 558-6169)
2929 STEINER STREET - west side between Union and Green Streets; Lot 004 in Assessor's Block 0538 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.04.22.0687, proposing to demolish an existing single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 19b. 2005.1112D (G. CABREROS: (415) 558-6169)
2929 STEINER STREET - west side between Union and Green Streets; Lot 004 in Assessor's Block 0538 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.08.18.0678, proposing installation of a landscaped garden / open space in lieu of a residential replacement building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
- 20a. 2005.0032DV (M. WOODS: (415) 558-6315)
1043-1045 FRANCISCO STREET - south side between Larkin and Polk Streets; Lot 020 in Assessor's Block 0477 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.10.6005S, proposing to construct a one-story horizontal addition over the existing one-story extension at the rear of a two-story over basement, two-family building, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised
- 20b. 2005.0032DV (M. WOODS: (415) 558-6315)
1043-1045 FRANCISCO STREET - south side between Larkin and Polk Streets; Lot 020 in Assessor's Block 0477 - **Request for a Rear Yard Variance** to allow the construction of a one-story horizontal addition over the existing one-story extension at the rear of a two-story, two-family building. The last three feet of the addition extends into the required rear yard pursuant to Section 134 of the Planning Code. The project site is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
21. 2005.0884D (R. CRAWFORD: (415) 558-6358)
79-81 CHATTANOOGA STREET - east side between 21st and 22nd Streets. Assessor's Block 3617 Lot 070 - **Request for Discretionary Review** of Building Permit Application No. 2005 0504 1622 to construct a new fourth floor and an addition to the rear of the existing three-story two-family building in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and approve

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the

Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meetings

Thursdays

December 22 and December 29, 2005

29/05
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NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for ***Thursdays, December 22 and December 29, 2005*** have been cancelled. The next Regular Meeting of the Planning Commission will be held on ***Thursday, January 5, 2006***.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUE LEE
VICE-PRESIDENT	DWIGHT ALEXANDER
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	SHELLEY BRADFORD BELL
COMMISSIONER	KEVIN HUGHES
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COMMISSIONER	CHRISTINA OLAGUE

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

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